**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73976**

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| DESCRIPTION | Conversion of existing garage to habitable accommodation including raising of roof height and provision of raised decking at rear and side of property. |
| ADDRESS | 23 Thornbury Wood Chandler's Ford Eastleigh SO53 5DP |

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| SITE VISIT DATE | 06/03/2014 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes – neighbours were also renotified following the amendment of the application description. |

**THE SITE AND ITS SURROUNDINGS**

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| DETAILED DESCRIPTION OF APPLICATION | The application seeks approval for the development as described above. The proposals are to allow for the provision of additional ground floor living space and an exterior decked area to the rear and eastern side of the dwelling. The external works to the property's garage include the raising of its roof height by approximately 300mm, the addition of two rooflights, the repositioning of the existing window in its front elevation as well as the replacement of the garage door with a large window and surrounding brickwork. The section of the decking to the side of the property and adjoining its eastern elevation will be approximately 500mm high with the section to the rear measuring approximately 300mm. |
| TOPOGRAPHY | The site slopes down relatively gently from front to back with the gradient of this slope increasingly slightly at the rearmost part of the plot. This section of Thornbury Wood also rises gently to the west and as a result there is a marginal stepping up in property ridge heights in this direction along the road. |
| TREES | There is a single tree within the rear garden of the property which would need to be removed in order to allow for the provision of the proposed decking as shown on the submitted site plan. This tree is, however, not subject to the Tree Preservation Order which covers the rear section of the site. |
| BOUNDARY TREATMENT | The property has a fairly open frontage with its rear garden being surrounded by 1.8m-2m high timber fencing on all sides. |
| SITE CHARACTERISTICS | No. 23 Thornbury Wood is a two-storey detached dwellinghouse with an adjoining flat-roofed double-garage. The property has a driveway to the front with a modest area of private amenity space to the rear and appears to have remained largely unaltered since its original construction. |
| CHARACTER OF LOCALITY | The property falls within an established residential area and forms part of a 1970s housing estate of detached two-storey dwellings of varying design, each of which has an attached double garage to the front. Whilst there are no obvious examples of these garages having been converted within this |

**THE SITE AND ITS SURROUNDINGS**

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| | section of the street, there are examples of alterations having been undertaken to garage roofs, perhaps most notably at No. 27 with the addition of a sizable pitched roof to adjoin that of the main property. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/14530/000 | Erection of 12 dwellings and garages | PERMIT – 10 September 1973 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| There have been no third party representations received in respect of the planning application. | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Chandlers Ford Parish Council | No objection |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area<br>Part of the Site is Subject to a Tree Preservation Order (TPO 2). |

**DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S**

Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029, Policies DM1 and DM24.
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

**CHARACTER APPRAISAL AREA**

n/a

**SPECIAL POLICY AREA**

The site does not fall within a designated special policy area.

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

**POLICY COMMENTARY**

**POLICY COMMENTARY**

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area.

**COMMENT ON CONSULTATION RESPONSES**

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| None received | | See below | | |
| Other – the comments of Chandlers Ford Parish Council are noted. | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

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| None received | X | See below | | |
| Other … | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

There are no planning obligations requirements in respect of this planning application.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Legislative Background:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

**MATERIAL CONSIDERATIONS**

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, Design and the Impact of the Proposals on the Street Scene and Character of the Area:

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Due to the prominent siting of the property's garage, the alterations proposed to be undertaken to it will be visible from and will have an impact upon the Thornbury Wood street scene. Given the limited physical extent of the alterations, however, which are respectful and sympathetic to the existing dwellinghouse and do not notably alter the shape and form of the property's front aspect, this impact will not be one that is either significant or detrimental and it is therefore considered that the proposals will have no adverse effect upon the character of the area. It is also of material relevance that, notwithstanding the increase in the roof height of the garage which requires express planning permission, the garage could be converted to living accommodation and its existing door replaced with the window and brickwork proposed, under the permitted development rights conveyed to the property by the Town and Country Planning (General Permitted Development) Order 2008 (as amended).

The decking, which forms the other element of the proposed development and which will be positioned to the side and rear of the property, is also considered to be appropriately sited and to not be excessive in size. The section adjoining the property's side elevation is raised such as to match the height of the internal floor level of the dwelling with there being steps down to the rear part that will sit flush and tie-in neatly with the existing raised patio. As the decking will not be visible from the Thornbury Wood street scene, it is considered that it will have no adverse impact upon the character of the immediate surrounding area.

Whilst there are, as set out, no concerns in respect of the layout or design of the proposed decking, it is a material consideration that the rear section of it which does not exceed 300mm in height, could, similar to the conversion of the garage, be carried out under permitted development.

Residential Amenity:

The main consideration in this regard is in respect of the impact of the development upon the amenity of the occupiers of the neighbouring property to the east of the site, No. 21 Thornbury Wood. Whilst the garage of No. 23 does sit on the front side boundary of this property in fairly close proximity to its living room window, given the limited extent of the increase in the height of the garage roof, it is not considered that this element of the proposals will be unduly overbearing or result in any unacceptable loss of outlook for its occupiers. With regards to the proposed decked area, whilst the section situated to the eastern side of the application dwelling will be raised by approximately 0.5m, it will be situated predominantly alongside the neighbouring property's narrow side passageway and western elevation which contains only a single obscure glazed window at first floor level. The decking is also well screened from this side by the existing 2m high fencing which marks the shared boundary and it is not considered, therefore, that its provision will result in any undue loss of privacy for the occupiers of the neighbouring dwelling.

Due to the siting of the proposals, the screening afforded by the rear boundary treatment, as well as the height of the proposed decking not exceeding that of the property's existing patio which spans much of its rear elevation, the development will have no adverse impact upon the amenity of the occupiers the neighbouring dwellings to the western and southern sides of No. 23.

Trees:

As noted at the outset of this report, there is a single tree within the garden of the property which would need to be removed in order to allow for the provision of the rear section of the proposed decking. This tree is, however, not subject to the Tree Preservation Order which covers the rear section of the site and is not considered to be of sufficient amenity value to warrant protection or

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

preservation.

Highway Matters:

The proposals include the conversion of the property's garage to habitable accommodation. As a result there will be a reduction in the level of on-site car parking provision. There will, however, still be ample space available on the property's driveway to meet the three space requirement for a four bedroom dwelling as set out in the Council's adopted Residential Parking Standards SPD.

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

**CONCLUSION**

The application is recommended for approval.

**REF. NO. «AltRef»**