HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74091

DESCRIPTION	Construction of detached double garage & conversion of existing integral garage to habitable accommodation
ADDRESS	3 Thistle Road Hedge End Southampton SO30 4TS

SITE VISIT DATE	26/03/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a detached garage measuring 3.5 metres by 5.5 metres with a 'dog leg' section (1.8m x 2.8m) to the side for storage, to be located partly on open space land to the side of the dwelling, and partly in the rear garden. The eaves height will measure 2.5 metres and the ridge height 3.8 metres. The existing integral garage is to be converted into a family room, involving the removal of the existing up and over garage door and insertion of a flush window.
TOPOGRAPHY	The site is relatively level.
TREES	No trees affected by the proposals.
BOUNDARY TREATMENT	To the front of the property there is an existing driveway leading to the garage and a low evergreen hedge enclosing the front garden. To the side there is a garden wall (approx 1.8 metres) set in from the highway. This garden wall would be removed during the course of the works for the proposed garage. The rear garden is mainly enclosed with 1.8m panelled fencing.
SITE CHARACTERISTICS	This is a two storey detached property with an integral garage on a reasonable sized plot. The rear garden is part terraced / part lawned. An existing shed in the location of the proposed garage is to be removed. The area of open space to the side of the dwelling is currently grassed with no existing planting.
CHARACTER OF LOCALITY	The dwelling is located within the urban edge, and forms part of a residential development built during the late 1980's. There are a mixture of designs and styles to dwellings in the locality, the majority being detached within reasonable sized plots. The estate is modern and well spaced.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72766	Construction of detached double garage and conversion of existing integral garage into habitable room.	Refused 12/08/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
5 Thistle Road, Hedge End	Object - Whilst this proposed application will be less visually obtrusive to the area than the previous application there will still be a loss of green space which we believe to be detrimental to the locality. The developers intended this area to be designated soft landscaping of the estate which is why the area was separated with a brick wall rather than incorporated into the rear garden of the house. Access to the new garage will require access by installing a dropped curb, the dropped curb will mean the loss of a communal car parking space. Our boiler is vented through our external garage wall, I believe a building in close proximity to this could pose a problem with insufficient ventilation.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection.
Transportation and Engineering	Matt Grantham No objection in principle. As a 3-bed dwelling, a minimum of two on-site parking spaces are required. Even though the existing garage is to be removed, there remains space for one vehicle to park on the existing drive, and also a new garage is provided to the side. Whilst not conforming to the minimum 3.0 x 6.0m internal dimension for parking, it is accepted as suitable for parking due to its wide layout inclusive of an 'off-shoot' storage section. As such, for these proposals, in highway terms it conforms to standards. I would however suggest that the new driveway is widened to a minimum of 3.0m. Whilst the proposed 2.4m is wide enough for access on a driveway, if it were required for parking, users would not be able to exit doors adjacent to the house as there would be inadequate opening room, and those on the grassed side would need to step out onto the grass itself - not ideal during wet weather. In terms of the new access crossover, this is located on a point of good visibility, further away from the junction than the existing driveway, and is acceptable in highway terms. Conditions E02, E04 and E07 should be applied. **DC Engineer:** Eric Reed **DC Engineer Comments:** As Matt comments

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area.

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

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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 70

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

Comments and conditions noted - Amended plans requested and received to widen the proposed driveway from 2.6 metres to 3 metres as per Engineer's comments. The existing driveway and the proposed driveway have also been amended to be 'grasscrete'.

COMMENT ON REPRESENTATIONS RECEIVED

Comments noted – the loss of open space has been reduced with this resubmitted application, the garage will now be situated in line with the garage of no. 5 Thistle Road, only extending beyond the existing garden boundary wall line by 1.5 metres. With the proposed driveway being 'grasscrete', and a line of planting along the side boundary of the garage facing the highway the area will still retain its openness and green outlook.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan 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.

The site comprises a detached two storey dwelling with an integral garage, driveway, and enclosed private garden space to the rear. The site also includes privately owned public open space to the side. The property forms part of a larger housing development built during the late 1980's to the north western edge of Hedge End. It is proposed to construct a detached garage to the side of the dwelling, partly on the open space at the side and partly in the rear garden, whilst converting the existing integral garage into living accommodation.

This application is a resubmission following the refusal for the same development under application F/13/72766 on 05 August 2013.

The conversion of the existing garage remains acceptable in terms that it will be in keeping with the style and design of the property, and would not have a detrimental impact on the visual appearance of the street, or the amenity of neighbouring properties.

The proposed detached garage has been repositioned to be in line with the neighbouring garage at no. 5 Thistle Road and reduced in size, it will now be extending only 1.5 metres beyond the existing boundary wall line into the open space area. With a line of planting alongside the side elevation of the garage, and the change to 'grasscrete' for both the existing driveway and proposed driveway, it is considered that the development would be less dominant, would not have an overbearing impact on no. 5 Thistle Road, and would still retain the green, and open nature to this part of the road.

Therefore the size, design and scale of the proposed garage is considered to be sympathetic to the existing property and the character of the locality, and due to its positioning would not create a significant unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

An existing shed to the rear garden is to be removed and not replaced to allow for the new development and with the location of the proposed garage the site is considered to retain a good sized garden and the proposals are not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE.

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 proposed detached garage and conversion of the existing integral garage to habitable accommodation is considered to be appropriate in terms of its size, scale and design and would not have a significant detrimental impact on the amenity of neighbouring properties or the visual appearance and character of the locality.

This application is recommended for approval.