OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommend permission subject to conditions.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR 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."

MATERIAL CONSIDERATIONS

Principle –

The development site falls within the built urban edge and an established residential area, therefore the principle of development is established, subject to the proposed development being acceptable in nature, scale and design, in compliance with the relevant local policy and guidance. In this case, the relevant planning policy is 59.BE of the Local Plan which 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.

Character and Street Scene –

This application is in part retrospective, as the majority of the structure is already erected. Due to the position of the structure and is height, it falls outside of permitted development and therefore an application has been submitted. It is worth noting that if the structure had been moved a short distance further into the garden, planning permission would not have been required.

This type of building is typically seen within larger residential gardens, and, whilst it is quite large, it is adjacent to a shed in the neighbouring garden and a car port in the property at the rear which it is not disproportionate to. It is not considered to be out of keeping with the general character of the area, nor is it intrusive in the street scene, particularly as it could be erected under PD if it was moved approx. 0.35m away from the boundary.

The garden is large and the site would retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Residential Amenity –

The structure has a limited impact on the surrounding properties as it is sited at the bottom of the garden at this site, which applies to the two properties either side. It is in closer proximity to the property at the rear of the garden, no. 11 Centuary Gardens, which is side on to the boundary. However, there a car port on the side of these property and there are no windows to habitable rooms facing the boundary (there is a bathroom window).

There has been some concern from local residents, although none have written in to comment, that the summer house is intended for use as permanent living accommodation for rental. The plans that have been submitted do not indicate this type of use, which would require a formal application for change of use to be submitted. A condition can be imposed requiring the use to be incidental to the enjoyment of the dwellinghouse, which would allow the structure to be used in a manner typical for garden buildings.

There has also been concerns regarding the noise and disturbance which was caused when the original structure was being erected. Given the ill health of the adjacent neighbours and their concerns, a condition can be imposed restricting hours of operation to reasonable hours, during the construction period.

As set out above, the development is considered to comply with the requirements of Policy 59.BE.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (area 28)

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71691

DESCRIPTION	Retention and extension of existing summer house
ADDRESS	23 Burnetts Fields Horton Heath Eastleigh SO50 7DH

SITE VISIT DATE	24/01/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Retention of existing wooden summer house, 5.5m long, 4.0m deep and 3.7m to ridge. Extension to this structure by 2.0m, to create 7.5m long building.
TOPOGRAPHY	Fairly flat site
TREES	None affected by this application
BOUNDARY TREATMENT	Boundary fence, approx.1.8m high.
SITE CHARACTERISTICS	Semi-detached dwelling with long rear garden. Rear of garden adjacent to garage court, and side of 11 Centaury Gardens.
CHARACTER OF LOCALITY	Established residential area with a range of semi-detached and terrace, two-storey dwellings, range of garden size and a mix of on- and off-road parking.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No relevant planning history	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No written representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE