**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71089**

| | |
|---|---|
| DESCRIPTION | Erection of detached single garage at front |
| ADDRESS | 103 Olympic Way Fair Oak Eastleigh SO50 8QS |

| | |
|---|---|
| SITE VISIT DATE | 16.8.12 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | Erection of detached single garage measuring 6m(d) by 3.5m(w) by 3.7m(h) in the front north eastern corner of the property. |
| TOPOGRAPHY | The land slopes downwards very slightly in a northerly direction but the site appears relatively flat and level. |
| TREES | Blanket TPO117/A2 – All tree species |
| BOUNDARY TREATMENT | The front of the property has a relatively open appearance but is obscured from view by neighbouring properties laurel and other varieties of hedging. The southern boundary onto the public foot path is 1.8m close boarded fencing. |
| SITE CHARACTERISTICS | Detached two storey house with integral garage located at the end of a cul-de-sac. The property is immediately adjacent to a public footpath and wooded area. |
| CHARACTER OF LOCALITY | Residential area of 1980's detached houses on multi headed cul-de-sacs on the north western edge of Fair Oak. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| 107 Olympic Way | Concerns raised over:<br>• Increased traffic movement<br>• That the garage may be used for commercial purposes<br>• Questioned boundaries identified on site plan |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Fair Oak Parish Council | No objection |
| Head of Transportation | No objection. |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| and Engineering | |
| Countryside and Trees | No objection subject to conditions to retain and protect the existing trees. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area<br>Within Site of Nature Conservation Interest – stoke park woods |

**DEVELOPMENT PLAN POLICIES**

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

**CHARACTER APPRAISAL AREA**

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 44

**SPECIAL POLICY AREA**

Not within a Special Policy Area

**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, trees/impact on the SINC, street scene and character of the area

**COMMENT ON CONSULTATION RESPONSES**

| | | | | |
|---|---|---|---|---|
| None received | | See below | x | |
| Tree conditions imposed as requested. | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | |
|---|---|---|---|---|
| None received | | See below | x | |
| The concerns have been noted. The notice has been serve on neighbouring properties and the declaration has been signed. It is considered that the necessary steps have been taken to serve notice on all land owners possibly affected by the proposal, irrespective of whether the site boundaries are correct.<br><br>A condition has been applied which prevent the use of the garage for commercial purposes. As a garage ancillary to a residential property it is not considered to result in additional vehicle movements. | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

Planning Obligations are not applicable to the scale or form of development proposed.

**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**

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.

**Principle:** The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

**Layout/Design:** The size and design of the proposed single garage is considered to be sympathetic to the existing property and the character of the locality due to its sympathetic size siting and design. The tucked away positioning of the property and good screening coordinate to ensure that the development will remain inconspicuous within the plot and area character.

**Residential Amenity:** There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the appropriate size, siting, and design of the garage. Boundary hedging also provides significant screening. Given the neighbours concerns regarding the possible use of the garage for commercial or other uses, a condition has been added to restrict its use to ancillary to the host residential property to ensure residential amenity is protected.

**Street Scene/Character Area:** The proposed garage is located right at the back of the cul-de-sac and tucked away in a corner where it is completely obscured from view by other residential properties and screened by garden vegetation. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

**Trees:** The proposed development is not considered to have any detrimental impact on the landscaping and trees beyond the boundary of the site however conditions have been implied to retain & protect the trees.

**Parking:** The proposed garage will be constructed over part of the existing hard standing area used for parking however sufficient space will remain to accommodate the required 3 vehicle parking spaces, including the garage proposed.

**Other Matters:** The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

**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**

The proposed development is considered to comply with the requirements of Saved policy 59.BE and therefore this application is recommended for approval subject to conditions.