REF. NO. F/13/72542

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of 1no. 4/5 bed dwelling Brooklands High Street Botley Southampton SO30 2ES

SITE VISIT DATE – 1st May 2013 (as part of pre-app)

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Construction of 1no. two storey, detached, house with integral double garage and accommodation above. The house measures 14m(w) by 10m(d) by 7.8m(h) at its largest points. The house shares the existing access from the High Street and has parking to the front and a garden to the rear.
SITE AREA	Approximately 600m2 (955m2 if access drive is included)
RESIDENTIAL DEVELOPMENT DENSITY (NET)	16 dwellings per hectare
TOPOGRAPHY	Relatively flat
TREES	Row of mature trees and vegetation located along sides North Western boundary.
BOUNDARY TREATMENT	Mixture of high wall, fencing and hedging surrounds site with 3 bar fence alongside vegetation.
SITE CHARACTERISTICS	There is a large detached two storey house set in a big plot with a garden stretching around the property. The property has a substantial outbuilding located alongside its eastern boundary next to the house. The front garden will be the siting for the new dwelling, which will share the properties long access from the High Street.
CHARACTER OF LOCALITY	Mixed. The site sits between a community centre and school with various residential properties in the near vicinity.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

REF. NO. F/13/72542

CONSULTEE	SUMMARY OF RESPONSE
Transportation & Engineering	No objection. Vehicle and cycle parking - Adequate space is available for the proposed and existing dwellings to enable the parking of at least three vehicles on each plot. Access - The access to the site will be unchanged. The existing use as not attracted any issues or accidents, and so the minor increase in additional vehicles utilising it can be accommodated. Refuse - Though the pull of bin to collection point is long, a formal bin collection point is provided that will result in neither the driveway or footway external to the site being blocked. Developer Contributions - In regard to Transport Developer Contributions, as a new build development, the proposals are liable to a request for DC's. In accordance to the HCC Transport Contributions Policy, this equates to £5,457 (+indexation). These funds would be allocated to schemes in the local vicinity which are either of benefit to the residents of the proposed development, or go to mitigate against issues caused by the development. Full details of identified transport schemes can be provided if required, and can be seen in the Eastleigh Borough Transport Statement http://www3.hants.gov.uk/eastleigh-transport-statement-final-2012.pdf. Recommend condition E04
Parish Council	No objection - subject to the following comments: Members recommended that the EBC Arboriculturist should comment on the potential impact on mature trees in close proximity to the proposed building.
Tree Team	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Countryside Outside Built-up Area Boundary Local Gap

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

Eastleigh Borough Local Plan Review (2001-2011): 1.CO & 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations

NATIONAL PLANNING POLICY GUIDANCE

REF. NO. F/13/72542

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

COMMENT ON CONSULTATION RESPONSES

Comments are noted and will be discussed in the assessment section.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provision of saved policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011, policy DM37 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029, the Council's 'Planning Obligations SPD and the requirements of Regulation 122 of the Community Infrastructure Levy, contributions are sought to offset the impact of the development on local infrastructure.

The funds will be allocated to schemes either on the Transport Scheme Inventory (TSI) or the Community Investment Programme list (CIP) in the local vicinity which are either of benefit to the residents of the proposed development, or go to mitigate against issues caused by the development. Both the TSI and CIP lists have been identified as desirable and deliverable by officers and agreed by elected members. For this development the following contributions have been sought:

Community Infrastructure (RPIx)	£2,581.75
POS & Play Provision (Standard Charge) (RPIx)	£1,418.28
Sustainable Transport (Residential) (RPI)	£6,450.35
Grand Total	***£10,450.38***

The applicant has secured these contributions via an upfront payment.

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."*

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Although the current local plan shows the site as being outside of urban edge, the emerging local plan has extended Botley's boundary to include the application site. The national planning policy framework (para 49) states that housing applications should be considered in the context of sustainable development. The site can be seen as sustainable as it is within walking/ cycling distance of Botley village centre and located adjacent to the recreation ground and community centre. As such it is considered that the principle of residential development is acceptable.

Amount of development

The proposal is for a four bed, detached, two storey, house to be sited in Brooklands front garden. Property is large with a floor area of approximately 230 square metres (including integral double garage). However, this is considered acceptable as the new house is of a comparable size to the existing dwelling and there is sufficient room on the site to accommodate the property.

The new house meets both The Council's residential parking standards (of at least three on site car parking spaces for four bed properties), cycle storage and minimum garden size of 60% of the foot print of the house. One concern is that both the house and garden will be overshadowed by the row tall trees running along the north western site boundary. However, the part of the house closest to the trees is primarily secondary rooms (e.g. en-suite, utility etc) with the main living area on the lighter side of the house. The house is located adjacent to a recreation ground so there is plenty of open space in close vicinity to make up for the restricted garden.

The new house will share the property existing access via a long driveway from Botley High Street. The minor increase in vehicles using the drive will not affect safety, and the site will retain turning facilities for both properties. The new property will use the existing bin collection point which is sited in a small area at the top of the drive.

Overall the site is large enough to accommodate the new property and is not considered to be an overdevelopment of the site.

Character and Appearance

The house has been well designed incorporating a double height bay window and porch with pitched rooflines that matches that of the dwelling. The property's built form uses a smaller recessed two story element over the double garage and including feature bricks in its design which help to reduce its substantial massing. It is considered that the design and size of the dwelling is acceptable.

The locality does not have a strong pattern of development with a mixture of housing and community building of differing sizes and structures. The new house will be located down a driveway and will

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

not be viewed from the public realm. As such the proposal is not considered to have a material impact on the character of the locality.

Residential Amenity

The only residential property in close proximity to the proposal is the existing house at Brooklands. The proposed two storey house is sited at an angle to the existing dwelling and at their closest point there is 15m between the two properties this opens out to 24m. As such the proposed dwelling is not considered to be overly obtrusive or restrict an unacceptable amount of daylight into the large front windows of the existing house. There should be no direct overlooking from the windows of the new house into the existing property as the side facing windows are set at an angle and serve bathrooms rather than primary habitable rooms.

The proposal will result in the loss of most of the property's front garden. However, the existing property will retain a large parking area at its front and an outdoor amenity space of around 430 square metres at the side and rear of the house. This meets the council's standards. Overall it is considered that the proposal will not have a detrimental impact on the amenity of the occupiers of the existing house.

Trees

Sustainability

A Pre-Assessment Report has been submitted with the application. This details how the proposal will achieve Level 4 of the Code for Sustainable Homes. To ensure this level is met, conditions are recommended to request Interim and Final Certificates to be submitted. A condition is also recommended to request details of how the proposal will accord with the 8 essential requirements in the SPD: Environmentally Sustainable Development.

The proposal is considered to comply/conflict with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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.

CONCLUSIONS

Recommend Permit