HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72283

DESCRIPTION	Construction of attached garage to front & 1no. roof light at ground floor on NW elevation
ADDRESS	4 Maddoxford Lane Botley Southampton SO32 2DG

SITE VISIT DATE	10/4/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Garage has a pitched roof and measures 3.8m(w) by 5.5m(d) by 4.2m(h).
TOPOGRAPHY	Relatively flat
TREES	None
BOUNDARY TREATMENT	2m high fence and wall along properties frontage.
SITE CHARACTERISTICS	Detached chalet bungalow set with large paved area at front.
CHARACTER OF LOCALITY	Mixed residential area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 comment letter	Parking of contractors vehicles

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	Objection • The extension appears to be in front of the building line of the adjacent buildings. • The enlargement of the building footprint will result in overdevelopment of the site

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary 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
Pre submission Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 41
Guidance states that developments should retain and extend the continuity of the building line.

SPECIAL POLICY AREA

None

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Comments will be addressed in the assessment section.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
The parking of contractors' vehicles is outside of the control of the Local Planning Authority. However, a note to applicant will be used to point the applicant towards the considerate contractors scheme.					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 size and design of the garage is suitable for the dwelling and leaves ample outside space for parking and as a garden. On this basis the garage is not considered to be an overdevelopment of the site. It is noted that the garage projects forward of the existing dwelling. However, it will not exceed the building line as the property is further back than the neighbouring dwellings. The garage will not be particularly noticeable from the street scene as it is single storey and set behind a high fence/ wall.

The garage is single storey and is positioned where it will not have an unacceptable impact on neighbouring properties (by way of a loss of light, outlook, overbearing impact or overlooking). The new ground floor side window serves a shower room and as it is a high level roof light it is not considered to increase levels of overlooking.

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

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.

CONCLUSION

Recommend Permit