HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75279

DESCRIPTION	Conversion of garage into habitable accommodation
ADDRESS	116 Wellstead Way Hedge End Southampton SO30 2LE

SITE VISIT DATE	31st October 14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal is for conversion of the existing garage, into an additional bedroom and utility room. The garage door will be replaced with a window.
TOPOGRAPHY	Slight slope to NE
TREES	N/A
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Three storey terraced townhouse with a small garden
CHARACTER OF LOCALITY	Residential area within the urban edge. There is a mixture of terraced and semi-detached properties, some have been altered and extended over the years.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/40065/00	Outline application: Residential development for 680-765 dwellings on 16.5 hectares, primary school on 1.2 hectares, urban park on 6 hectares and development for business use with two vehicular accesses off Tollbar Way, associated landscaping, roads and infrastructure	Permitted 23/12/04
R/09/66119	Reserved matters pursuant to outline planning permission Z/40065/000 for the construction of 133 dwellings with associated roads, footpaths, landscaping and engineering works (all reserved matters) to that approved under R/09/64385	Permitted 30/03/10

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
N/A	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	Objection - the Committee would wish the existing planning condition upheld.
ENG	Objection – EBC parking standards stipulate that a 4 bed dwelling must have a minimum of 3 on-site parking spaces. These issues are particularly prevalent in areas such as the application site, where parking quantum's are already low (having been permitted under old maximum parking standards), resulting in many parking issues across the estate that now require resolution. To potentially add to these issues through the introduction of another bedroom and a reduction in associated parking (4-beddwelling with 1 car parking space) would not be welcomed. It could set a president for similar proposals, the effects of which would be accumulatively substantial in terms of highway impact.
HEH	No objection

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy D24 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

N/A

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 highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

Comments noted

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X

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."

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 design of the garage conversion is considered to be sympathetic to the existing property and the character of the locality.

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 only external works proposed are to replace the existing garage door with a window.

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

However due to the lack of 2 additional car parking spaces, the conversion of the garage would not be acceptable.

Nature conservation
The proposal is/is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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 refusal.