HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76852

DESCRIPTION	Conversion of garage into habitable accommodation
ADDRESS	16 Huntingdon Gardens Horton Heath Eastleigh SO50 7FH

SITE VISIT DATE	3/10/15
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval to convert the property's integral garage into living accommodation. Replacement of garage door with window to match existing.
TOPOGRAPHY	Slight slope up towards rear of property
TREES	Small tree in from garden. None will be affected by the proposal.
BOUNDARY TREATMENT	Open driveway and low level hedging to front of property
SITE CHARACTERISTICS	16 Huntingdon Gardens is a modern 3 bedroom, two storey dwelling with an integral garage. The property is located on a corner plot and has two parking spaces at the front of the dwelling.
CHARACTER OF LOCALITY	The site lies within an established residential area and forms part of a new housing development of similar style houses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17857/007/00	ERECTION OF 39 DWELLINGS WITH ACCESS ROAD - OPEN SPACE AND INCLUDING DIVERSION OF PUBLIC FOOTPATH	PERMIT 01/09/1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak and Horton Heath Parish Council	No Objection
Transport & Engineering Department	As a 3-bed dwelling a minimum of 2 on-site vehicle parking spaces are required in order to conform to the EBC Parking Standards. Even after the loss of the garage parking space, 2 spaces remain on the front driveway which makes the proposal

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	acceptable in highway terms.

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, DM1 (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 : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area BIFOHH59

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 amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		

PLANNING OBLIGATION/CONSIDERATIONS

Falls within Solent Mitigation & Disturbance Zone, however, contributions not applicable by virtue of size and scale of proposal.

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 where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of the proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout/design

The proposed garage conversion is considered to be acceptable in terms of its layout and design. Matching materials are proposed. There will be no additional volume created. Although one parking space will be lost, there are two on-site parking spaces to the front of the property which meets the requirements set out in the Residential Parking Standards SPD for a 3-bed dwelling.

Residential Amenity

Due to the nature and siting of the development, the proposals will not have any impact upon the amenity of the occupiers of neighbouring properties by way of overlooking, overbearing impact or through any loss of light or outlook.

Street Scene

Owing to the sympathetic nature and design of the development, the proposals will have little impact upon the street scene or upon the wider character of the area.

Nature conservation

The proposal 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

The application is recommended for approval.