HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76631

DESCRIPTION	Porch at side and bin store at front
ADDRESS	62 Granada Road Hedge End Southampton SO30 4AN

SITE VISIT DATE	16/07/15
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of pitched roof porch to side which measures 1.5m in width, 3.4m in depth and 3.2m in height with red bricks and roof tiles to match existing with 2no. side facing windows. The application is also for a proposed bin store to the front of the site which measures 2.3m in width, 0.8m in depth and 1.3m in height constructed of timber cladding.
TOPOGRAPHY	Gradual slope NW towards the property
TREES	Beech tree and conifer hedging to the front of the site.
BOUNDARY TREATMENT	2.4m high evergreen Laurel and Holly hedging siding onto 64 Granada Road, Beech tree and 1.2m high conifer hedging to front and mixed shrub border and hedging to boundary adjoining 60 Granada Road.
SITE CHARACTERISTICS	Red brick semi-detached property with a large frontage
CHARACTER OF LOCALITY	Residential area within the urban edge, a mix of semi and detached properties, some which have been altered and extended over the years.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75476	First floor rear extension	Permitted 04/12/2014

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

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

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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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

Hedge End, West End and Botley Character Area:

The site falls within the character area *HEWEB 28.* The Council's adopted appraisal document sets out the following guidance principles for new development in this area:

- Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the views to the Church of St. John the Evangelist.

Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

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 size and design of the proposed porch is considered to be sympathetic to the existing property and the character of the locality due to the porch having the same pitch as the main roof with 2no. roof lights and the materials proposed will match the existing dwelling, the porch itself has a relatively minimal impact due to the size. The property itself is set well back from the road and as the porch is on the side elevation, it will not detract from the overall character of the building.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking as the porch sides onto an evergreen hedge and no. 64 Granada Road is set much further forward.

The proposed bin store will replace a smaller existing bin store which is set in front of the Beech tree and Conifer hedge and with the use of timber cladding, this design blends well with the setting.

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

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/was not required for this development as it falls outside/inside 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 to permit.