HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/16/78103

DESCRIPTION	Part Retrospective - Construction of detached double garage and playroom with revisions to existing side access and boundary wall (revised design to C/15/75989)
ADDRESS	The Grange High Street Bursledon Southampton SO31 8DL

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal is for an amendment to the detached double garage and playroom (approved under C/15/75989). The amendment will make the playroom's roof fully glazed and introduce a large glazed area and door on the Southern Elevation.
TOPOGRAPHY	The site is essentially level with a very slight slope down towards the rear boundary
TREES	Several mature trees on and adjacent to the site.
BOUNDARY TREATMENT	Dense hedge of 2m in height along boundary to Grange Cottage to the north. Post and rail with partial dense tree line adjacent to west post and wire fence with vegetation to barn Court. Post and rail fence to rear boundary.
SITE CHARACTERISTICS	The site comprises a single storey building which is essentially semi detached with Grange Cottage to the north forming the other half of the semi. The building is one of four properties which have been converted from stables/staffing accommodation for the former Greyladyes House. The garden is large and laid to lawn with views over the River Hamble.
CHARACTER OF LOCALITY	The site is located within Old Bursledon Conservation Area. The area is residential in nature consisting mainly of large detached and some semi detached properties located on spacious plots. Many properties have outbuildings, such as garages and sheds. The road is bounded at several points by brick walls of 1.8m and higher giving it a sense of enclosure. The site and surroundings are located in the countryside and the area has a semi rural feel with small country lanes and some views from the road across open fields.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/15/75989	Construction of detached double garage & playroom & revisions to existing side access & boundary wall	Permitted 01/05/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Burlsedon Parish Council	No objection
Conservation & Listed Building Officer	No objection - changing the playroom to a more conservatory type space without the door to the east elevation is no problem to me and in fact reduces the apparent size of the structure.
Transport & Engineering	No response
Tree Team	No response
Old Bursledon Action Group	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside Within Established Residential Area Within Designated Conservation Area Within Old Bursledon Special Policy Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 1.CO, 11.CO, 59.BE, 169.LB & 179.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: S8, DM1, DM10, DM26 and BU6. 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 Documents: Quality Places & Residential Parking Standards

Other Documents
Old Bursledon Conservation Area Appraisal (2012)

CHARACTER APPRAISAL AREA

Not Within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

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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	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

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.

Character and Appearance

The outbuilding accommodating the double garage and playroom has already been approved under C/15/75989. The proposal will retain the shape of the playroom roof, but the slate will be subsituted for a glass roof with an extended glass area on the buildings southern elevation. The additional glazing is a relatively modest alteration to the sturture and the lightweigh material should actually slightly reduce the prominace of the sturcture. No objection has been raised by the Conservation Officer and the amendment is considered to symphatic to the existing property and will preserve the character and appearance of the wider Old Bursledon Conservation Area.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Other Considerations

- The outbuilding is positioned away from the boundary with the neighbouring residential property (Grange Cottage) and so the glazing will not result in any significant overlooking.
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- The size and nature of the outbuilding means that HRA (Habitat Regulations Assessment) screening is not required for this development as it is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar).

The development complies with the requirements of the planning policies.

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 Permit

REF. NO. «AltRef»