REF. NO. F/12/71017

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Siting of 1no. double mobile home with ancillary shed & car parking Plot 112a Grange Park Mobile Homes Shamblehurst Lane South Hedge End Southampton SO30 2AT

SITE VISIT DATE – 24/8/12

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The mobile home will have two bedrooms and measures 12.2m(w) by 6.1m(d) by 4.2m(h). It will be located in a corner plot between 112 & 113. There is a driveway to the front and side (northern) and garden with shed (2.5m x 2.5m) at the other side (southern).
SITE AREA	395m2
RESIDENTIAL DEVELOPMENT DENSITY (NET)	25 dwellings per hectare
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	Mixed height fencing and enclosed by the sides of nos.112 & 113.
SITE CHARACTERISTICS	Grassed plot
CHARACTER OF LOCALITY	The site is located within a caravan park.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/71082	Siting of 3no. single and 1no. double mobile homes with ancillary sheds and car parking.	Valid
	Various extensions to existing mobile homes	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 objection & 1 observation letter	• Development will result in a further reduction of green space affecting the appearance of the park. • Plot is surrounded by mobile homes and will only have a 3.2m gap for emergency access. • No indication of where the service connections will be.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transportation	No objection As new development on what is currently undeveloped land, transport Developer Contributions will also be required in accordance to the HCC Transport Contributions Policy. These funds will be allocated to schemes in the local vicinity which are either of benefit to the residents of the proposed development, or go to mitigate against issues caused by the development. Recommend condition TH26 re: parking spaces
Environmental Health	<u>Caravan licence</u> Having looked at the plans, I can confirm that I have no concerns regarding the additional homes proposed for the site in terms of the site licence conditions. Their addition will not increase the density of homes above that which is permitted, they have the minimum 6m separation distance required between each of the homes and the shed/outbuildings for each plot are to be constructed of non-combustible materials so will not affect any of the fire separation spaces. <u>Contamination</u> The site is located on a former military camp and the presence of made ground/ contaminants can not be ruled out. Conditions are suggested.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 100.T, 104.T, 147.OS & 191.IN
Pre Submission Eastleigh Borough Local Plan (2011-2029): DM1, DM23, DM24 & DM25
Supplementary Planning Document: Residential Parking Standards, Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Comments are noted and the appropriate conditions/ note to applicants will be put on the decision notice.

COMMENT ON REPRESENTATIONS RECEIVED

The developments affect on the appearance of the mobile home park will be discussed in the assessment section. The remaining issues are not material planning considerations and are likely to be covered by alternative legislation.

PLANNING OBLIGATION/CONSIDERATIONS

Contributions of £6,473.38 (plus index linking) are required towards community infrastructure, public open space and sustainable transportation projects in the locality. The applicant has indicated these will be paid upfront.

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."*

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.

ASSESSMENT

The design and size of the proposed mobile home are similar to those already on the park. The mobile home is sited centrally within the plot and inline with the neighbour at 112. The development generally follows the pattern of buildings and spacing's within the park and once installed should appear as though it was always there. The site is currently green space, but as this is mostly hidden between the two neighbouring plots its loss should significantly detract from the appearance of the locality.

The mobile home will be sited on an empty corner plot (between 112 and 113) and is of a good size with ample space for two cars and has a useable garden with shed. The proposal will introduce some element of overlooking from the front and side windows into the neighbouring vans. However, the neighbours' windows (facing onto the site) tend to be smaller, supplementary, windows and this situation is present across the mobile home site. The position and single storey nature of the building means it should not materially affect the outlook or daylight received by the neighbouring residents.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSIONS

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CONCLUSIONS

Recommend Permit