HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72246

DESCRIPTION	Single storey extension to garage block
ADDRESS	62 Spitfire Way Hamble-Le-Rice Southampton SO31 4RT

SITE VISIT DATE	26/03/2013
ARE PLANS ACCURATE?	Yes. Although clock on top of garage block not shown.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	No. 56 & 58 Spitfire Way also notified as they are owners of garages in that block.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension to garage block. 3.90m wide x 5.50m deep (to match existing) x 4.0m high (to match existing) with installation of double up and over garage door.
TOPOGRAPHY	Level
TREES	No significant trees affected, only a palm type tree in corner of garden.
BOUNDARY TREATMENT	Existing 1.80m high rear garden fence to be removed in area of proposed garage as new brick wall of garage will form boundary. No other fences/walls affected as it is a parking area and access to garages.
SITE CHARACTERISTICS	Semi detached house with single storey rear conservatory extension. Garage in block at rear of garden with 3 no parking spaces.
CHARACTER OF LOCALITY	Residential, part of 1990's housing development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/34078/002	Outline: residential development	Permit outline 16/11/1998
Z/34078/003	Construction of 67 dwellings with estate roads, public open space, footpaths and road link to the north to baron road.	ARM 06/07/1999
Q/13/71935	Enquiry: Proposed single storey rear extension and extension to existing garage	RPA 17/01/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble parish council	The Council resolved to leave the decision to the Officers.
Government pipeline & storage system	GPSS do not have apparatus situated within the vicinity of your proposed works, and as such do not have any further comments to make.
Esso Petroleum Co Ltd	We are not aware that any of our apparatus falls within the vicinity of the area indicated on the submitted location plan.
Head of Housing & Environmental Health	The application site lies directly on a former vehicle manufacturing works, as shown on historical ordnance survey mapping. Remediation measures were put in place during the construction of the current properties, carried out under planning permission Z/34078/003/00. The proposed development has the potential to be effected by contaminants in the ground and/ or impact on existing remediation measures. Therefore consideration has to be given to the end use of the proposed development as well as the proposed construction scheme. I recommend that the following condition is imposed: *"The finished development is prohibited from being used and/or converted into a habitable living space.* *Reason -to protect the inhabitants from any contaminants within the ground."*
Head of Transportation and Engineering	No objection subject to confirmation of the red line as outlined below. The 'Site Location and Block Plan' shows that the ownership of the property extends beyond the fence and garage line to include the parking spaces to the west marked 1, 2 and 3 on plans. Providing this is the case (red line is accurate), the extension of the garage will not interfere with the parking of others (wouldn't park outside someone else's garage door), whilst increasing the parking options for the property itself. As such, the property would remain compliant to the EBC Parking Standards. If however the red line is incorrect, and the spaces marked 1, 2 and 3 are open for general use, then I would need to re-assess the scheme, as it could result in the loss of parking for other residents which could result in an objection on parking grounds. No drainage details shown for surface water so Condition D03.

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) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places

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

Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area BHH 64

SPECIAL POLICY AREA

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

Head of Housing & Environmental Health – suggested condition will be added.

Head of Transportation and Engineering - owner has sent land registry document which shows ownership includes all 3 parking spaces. Engineers are satisfied that the extension of the garage will not interfere with the other residents parking, and that the spaces now appear to be within the ownership of the property.
Surface water drainage details condition to be added.

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 application is for an extension to an existing garage block positioned to the rear of the row of houses. Currently each property has a single garage with a parking space in front of it. The application site is the end property and as such has an area of garden adjacent to the existing garage block and 2 additional parking spaces. This enables the garage block to be extended to the side with the installation of a double up and over garage door and no loss of parking spaces.

The size and design of the garage is considered to be in keeping with the character of the locality. Once extended it will be similar in size to the garage block to the rear of the other 4 properties in the row which has a sub station built on the end.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or 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 development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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 permission.

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ARE PLANS ACCURATE?	
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	
TOPOGRAPHY	
TREES	
BOUNDARY TREATMENT	…m high fence / wall / hedge
SITE CHARACTERISTICS	
CHARACTER OF LOCALITY	

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEH	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic/Local Gap Outside/Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Site of Ancient Monument Within Site of Archaeological Interest Affects Setting of Listed Building Adjacent/Within Site of Special Scientific Interest Adjacent//Within Local Nature Reserve Adjacent/Within Site of Nature Conservation Interest Listed Building Grade I/II/III OTHER

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area
Hedge End, West End and Botley Character Area
Bursledon, Hamble-le-Rice and Hound Character Area
Eastleigh Character Area
Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

The Aviary Estate Special Policy Area
Campbell Road Special Policy Area
Hiltingbury Special Policy Area
Old Bursledon Special Policy Area
Crowsport Special Policy Area
Bournemouth Road Special Policy Area

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		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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 …..is considered to be sympathetic to the existing property and the character of the locality due to…..

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

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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