HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77573

DESCRIPTION	Construction of detached garage
ADDRESS	Badgers Brook Hound Road Netley Abbey Southampton SO31 5FZ

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a double garage with flat roof measuring 4.7m(w) by 6m(d) by 2.9m(h). The garage has a concrete base with larch wood cladding on its walls and a felt roof.
TOPOGRAPHY	The garage is positioned on raised level ground, with the site slopes sharply downwards towards the rear.
TREES	The site is heavily treed and covered by Woodland TPO 81. There are five semi mature silver birch trees which will need to be removed to make way for the garage.
BOUNDARY TREATMENT	Low three bar fence along frontage with higher close boarded fencing partly around rear garden.
SITE CHARACTERISTICS	Two/ three storey detached house with driveway alongside set in a large wooded plot.
CHARACTER OF LOCALITY	Mixed residential. There are examples of detached double garages within the street scene, including on at the front of no15, directly adjacent to the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Various tree works		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	Objection as the garage is in front of the building line. Request that more information regarding the construction and footings on the steep bank is provided.
Transportation & Engineering	No objection. The car port and driveway combined are capable of providing parking for a minimum of three vehicles in accordance to the EBC Parking Standards. Recommend condition D03 regarding drainage.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Team	Please condition the following: 1. The development must accord with the Arboricultural Method Statement produced by Arborsphere Arboricultural Experts dated 26th February 2016. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality. 2. No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the Tree Services Manager from the Local Planning Authority. Work cannot commence until the Tree Services Manager has inspected and approved the tree protection, ensuring it conforms to the Tree Protection Plan and the Method Statement. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Impact Assessment and Method Statement will be addressed at this meeting including any required changes with final layout of the scheme and the installation of services that may have an impact on trees. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of compliance monitoring by the pre-appointed consulting arboriculturalist.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Woodland TPO 81

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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

With Detailed Bursledon, Hamble-le-Rice and Hound Character Area – BHH 10

Strength of character is moderate. Guidance states:

• Retain the soft verges and supplement with additional planting in order to maintain the 'lane' quality.

• Maintain the predominant deep building setbacks in order to retain/ reinforce the existing levels of on-plot planting.

SPECIAL POLICY AREA

None

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	

Comments are noted. Amended plans have been received repositioning the double garage from the front to the side of the house. A drainage condition is not considered necessary due to the size of the structure and the land available for surface water runoff.

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

- The size and design of the garage is considered to be a sympathetic addition to the existing house and the larch cladding will reflect the materials used on the first floor of the dwelling. The garage has been repositioned to the side of the house, where it will be less noticeable within the street scene and partly obscured by the Silver Birch trees along the front boundary. It is noted that there are a number of double garage within the locality and as such the proposal is not considered to stand out within the Hound Road street scene.
- The single storey structure is set in a long way in from the site boundaries, where it will not have an unacceptable impact on neighbouring dwellings (by way of a loss of light, outlook, overbearing impact or overlooking).
- The garage is positioned so that it will be accessible to cars, with access onto Hound Road. The site can accommodate at least three vehicles as required by Quality Places SPD and no objection has been raised by the Transportation and Engineering Team.
- The proposal will result in the loss of five smaller Silver Birch Trees, but their loss is not considered to have a significant impact on the character of the property or wider locality. No replacement tree planting is required bearing in mind the large number of trees along the site frontage and within the plot. The submission is supported by Full Arboricultural information and no objection (subject to conditions) has been raised by the Council's Tree Officer.
- The property is set in a large plot and therefore the garage is not considered to be an overdevelopment of the site.
- 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.

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