REF. NO. «AltRef»

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/71215

DESCRIPTION/ ADDRESS	Erection of 1No. 3-bed attached dwelling with associated parking and amenity space 30 Belmont Road Chandler's Ford Eastleigh SO53 3EW

SITE VISIT DATE	3.9.12 and 4.9.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of 1.no 3 bed attached two storey house with a pitched roof, associated parking, cycle storage, and amenity space.
SITE AREA	163.3sqm / 0.016ha
RESIDENTIAL DEVELOPMENT DENSITY (net)	61.2dph
TOPOGRAPHY	The road sweeps round and downwards in a NE direction. The site is stepped to follow the topography of the road however within the rear garden it also slopes upwards towards the NW and therefore No.32 and the flats in Wilshire Road are on significantly higher ground than the site.
TREES	There are no trees on or adjacent to the site.
BOUNDARY TREATMENT	The front of the property has an open appearance. The garden is enclosed by a front 2m wall and gate which attaches to the front elevation. The rear of the property is bound by 1.8m fencing which is set on land that follows the topography of the site.
SITE CHARACTERISTICS	The site currently contains an end of terrace two storey house with a flat front elevation and pitched roof. To the front is a raised grass area and off road parking for 2-3 cars on a gravel driveway. To the rear is a level patio area and raised grassed areas.
CHARACTER OF LOCALITY	Residential estate of 1950's terraced and semi detached housing and flats all set back from the road by deep frontages.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Belmont Road (no specific address provided)	Objected to the proposal on the basis of: • Level of development • Appearance of turning an end terrace into a terrace house isnt going to look good • On the bend of Belmont Road and will increase the already traffic problems. • Decrease the overall look of that part on Belmont Rd
32 Belmont Road	Objected to the proposal on the basis of: • Impact on residential amenity in the form of loss of privacy and over looking our garden/house. • Loss of light • Noise and dust the build will cause

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No objection.
Head of Transportation and Engineering	No objection.
Head of Environmental Health	No objection. The application site is located on part of the site of a former military camp. A note to applicant advising them of the possible land contamination risks is advised. Hours of work condition also recommended.
Southern Water	A formal application to connect to the public sewer is required. A note to applicant in this respect should be added. The sewer diversion shown on the plan is acceptable however an agreement under section 185 of the Water Industry Act will be required

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, 28.ES, 34.ES, 101.T, 147.OS & 191.IN
Supplementary Planning Document: Character Area Appraisals – Eastleigh (ELAC 27)
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 27 requires the retention/reinforcement of tree planting and to maintain the uniformity of building heights within each street.

SPECIAL POLICY AREA

Not within a Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	

All notes to applicants have been added, as requested.

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x	

The neighbour objections have been noted and are addressed within the main considerations section of this report.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the requirements of Circular 05/05 and the guidance contained within saved Policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review (2001-2011) and Supplementary Planning Document 'Planning Obligations', this application is subject to developer's contributions towards the provision of community infrastructure, off-site public open space and sustainable transport in the local area. The applicant is aware of the required contributions and is agreeable to these being resolved by way of a direct payment, in lieu of any formal agreement.

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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The proposed dwelling has an identical appearance to No.30 whom is currently the end of terrace property. The proposed development will see No.30 become a mid terrace and the new dwelling the end terrace. Due it its identical design to its neighbour in terms of roof, window, and elevational treatment is considered to be in keeping with the attached house and other properties within the immediate vicinity.

Residential Amenity: The proposal includes the provision of private amenity spaces for the proposed and existing dwelling. These amenity spaces both equate to more than the minimum 60% of the floor spaces of each property and have reasonable areas of usable spaces, despite the topography of the land. The development is therefore considered to comply with the requirements of the Quality Places SPD in terms of the provision on amenity space.

Due to the layout of the estate, the nature of this corner plot, and the orientation of the proposed dwelling, the neighbouring property No.32 is a considerable distance from the proposed dwelling. The existing property is parallel to the new dwelling and has no existing side windows. In view of this there is not considered to be any loss of light to any neighbouring properties or any overbearing impacts.

The windows within the proposed dwelling face front and back and not directly onto neighbouring land. They will inevitably allow opportunities for an element of overlooking into neighbouring gardens however using 45degree visibility splays, any views will be focused towards the rear of neighbouring gardens, where the views are not obstructed by boundary structures and screening. The rear bedroom windows would allow angled views of parts of the rear garden of No.32 and the existing property No.30 however such views from first floor bedroom windows of adjoining rear gardens are a common feature of urban development and do not give rise to undue loss of privacy, mainly because bedrooms and gardens are normally in use at different times of the day. There would not therefore be an unacceptable overlooking.

Street Scene/Character Area: The proposed development is located on wide sweeping corner which has an open appearance with properties set immediately before and after the corner and having large corner gardens that allow for the bent to appear spacious and airy. The proposed dwelling will close up this open nature to some degree however given that the new dwellings garden is located to the side, and due to No.32's orientation and as it has not been developed, the open nature of this part of Belmont Road is not considered to suffer as a result of the new dwelling.

Due to the appropriate design and siting of the new dwelling, which replicates its immediate neighbours and appears a continuation of the existing terrace, is not considered to have a detrimental impact on the street scene or the wider character of the area.

Access/Parking: Access to the proposed unit is via Belmont Road via the existing dropped kerb. I

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

am satisfied that the existing access arrangements for No.30 are sufficient to serve both No.30 and the new proposed residential units. The access arrangements have raised no concerns from our highway engineers.

Our Residential Parking Standards SPD requires 2 spaces per 2/3 bedroom dwelling. The proposed plans identify 2 parking spaces for the existing and 2 spaces for the proposed dwelling, all to be located to the front of the properties. A condition is recommended to require the provision of the parking spaces and for them to be retained.

The SPD requires provision of appropriate cycle parking provision in the form of a 2x1 shed for the proposed new dwelling - this is shown on the plans. Although no cycle storage is show for the existing property there is sufficient space within the resultant rear garden for the safe storage of cycles and therefore the development overall is considered to comply with the requirements of the SPD.

Domestic Waste: The proposal includes the provision of bin storage areas within the rear gardens of the properties that have direct access onto a back way. The bin storage provision will give rise to additional disturbance to neighbouring properties and is therefore considered to comply with the requirements of saved Policy 28.ES

Sustainability: The Council's 'Environmentally Sustainable Development' SPD requires all new residential development to meet a particular level of the Code for Sustainable Homes assessment. In this instance code level 4 is required and a pre-assessment estimator report has been submitted which demonstrates that the proposed dwelling can just meet level 4. The proposal is therefore considered to meet the requirements of the SPD and saved Policy 34.ES of the local plan.

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/or legislative background.

CONCLUSION

The proposed development is considered to comply with the requirements of Saved policies within the local plan and the relevant supplementary planning documents and therefore this application is recommended for approval subject to conditions.