REF. NO. F/15/77096

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	External alterations and change of use of garage to studio with shower/ toilet facilities. Peartree Cottage, Winchester Road, Fair Oak, Eastleigh, SO50 7HD

SITE VISIT DATE – 26/10/2015

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to convert one half of the existing double garage to provide ancillary domestic accommodation, which could be used for occasional guest accommodation.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	None affected.
BOUNDARY TREATMENT	The site is bounded by 1.8 – 2.0 metre fences and hedges.
SITE CHARACTERISTICS	Modest red brick cottage which has been extended in the past. The garage sits to the frontage of the property where there is further off-road parking and a good size garden to the rear.
CHARACTER OF LOCALITY	The site lies within a small group of dwellings although the site is designated as being outside the urban edge within countryside. Being at the northern end of Fair Oak and forming part of the ribbon of development which runs along Winchester Road the area has a semi-rural character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/76469	Two storey side extension (amended design).	Approved Jun 2015
F/14/75635	Two storey side extension.	Refused Jan 2015
F/13/72208	Replacement double garage/carport.	Approved Apr 2013
F/10/67566	Erection of detached double carport following demolition of existing garage.	Approved Sept 2010
F/08/62954	Construction of two storey rear extension.	Approved Jul 2008

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection if intended to be used for ancillary domestic purposes but further information is required if intended for commercial/business use.
Fair Oak Parish Council	No objection provided commercial/business use is restricted.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside 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), saved Policies 9.CO, 25.NC & 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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'

Policies DM1, DM9, DM24 & DM26

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout and design, parking, residential amenity, the character of the area, and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Comments are noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

In this case policy issues for consideration include:

Principle – The application site lies outside the urban edge within designated countryside where the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes. However, saved Policy 9.CO of the adopted Local Plan does allow the extension of existing residential properties, including ancillary buildings, within the countryside provided the dwelling is not subject to an agricultural occupancy condition, it would not allow the sub-division of the dwelling, it is appropriate for the dwelling and its plot, and would not materially worsen the impact of the dwelling on its surroundings or the countryside in general. These requirements are reiterated in Policy DM26 of the submitted local plan.

In addition to this saved 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

In basic principle terms therefore, the conversion of part of the garage and its use as ancillary domestic accommodation is acceptable.

Layout & Design – Externally the building would not alter in size and the works required to convert it would have no adverse impact upon its general appearance, not that it can really be seen form any public vantage point.

Parking – A dwelling of this size requires a minimum of three off-road parking spaces to be provided in order to comply with the Council's 'Residential Parking Standards' SPD. While one of the garage spaces would be lost there is ample parking remaining to serve the house, meaning that the conversion would have no adverse impact.

Residential Amenity – It is intended that the 'studio', as it has been described on the plans and application form, will be used for general ancillary domestic purposes including occasional use as overnight guest accommodation, hence the inclusion of a small shower room and toilet. That being the case the general use of the site would not change in either its function or intensity and as such is unlikely to have any additional impact upon neighbouring properties or uses.

Area Character – As has been set out above, the garage cannot really be seen from any public vantage point and its external form, size and appearance will remain unaltered. As such there will be

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

no adverse impact upon the visual character of the surrounding area. However, in order to ensure that impact upon neighbours and the area in general is protected for the future, it is recommended that a condition restricting the use to purely domestic purposes and that the converted garage cannot be used as an independent unit of accommodation is recommended.

Nature Conservation – 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. The site falls outside the 5.6km buffer zone for the Solent SPA.

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.

CONCLUSIONS

For the reasons given above, the application is considered to accord with the requirements of saved Policies 9.CO, 25.NC and 59.BE of the adopted Local Plan, Policies DM1, DM9, DM24 and DM26 of the Submitted Local Plan and the Council's 'Quality places' and 'Residential Parking Standards' SPDs. As such the application is recommended for approval subject to conditions.