HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69101

DESCRIPTION	Construction of attached garage & widening of driveway
ADDRESS	36 Barton Drive Hedge End Southampton SO30 2FF

SITE VISIT DATE	12/07/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Level site
TREES	None to be affected
BOUNDARY TREATMENT	Site boundary is enclosed with a 1m high picket fence with the main private rear and side garden area enclosed by a 1.8m boundary wall with just the front facing section being timber fencing. Open to front.
SITE CHARACTERISTICS	End of terrace property on a corner plot. Large green space adjacent to the property with the private garden area enclosed behind a 1.8m wall/fence. Original garage has been converted to living accommodation (study). A small driveway exists to front.
CHARACTER OF LOCALITY	Residential area consisting of terraced and semi-detached properties. Many properties have driveways and integral garages. Area is characterised by areas of open amenity space on the corner plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/35095/001/00	ENQ - INTEGRAL GARAGE CONVERSION	PP not required
Q/35095/000/00	PROPOSED FENCE	PP not required

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Mr L Morley 24 Barton Drive	• Been advised that No 36 wish to build a garage on the green space adjacent to their property • Other proposals for this have been refused • Green spaces were meant to be kept as green spaces • If PP is granted it will open the floodgates for everyone else and this nice residential estate will be spoilt. • Garage is only being built as the applicant's business

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	includes working on vehicles from home, this is a residential estate, not an industrial one.
Mrs E Osman 65 Barton Drive	• Wish to object to planning application • There is a covenant that states that front gardens should be open plan and each corner grassed over, owned by the council. How can No36 claim this corner as his and build a garage and driveway on it and also make his original garage into a room? • Object on these specific grounds: o Highway safety – inadequate parking and sight lines o Overlooking/loss of privacy o Garage will be the biggest one on the estate o Applicant has been known to run his motorbike constantly on this grass verge.
Mr F Williamson 63 Barton Drive	• Raises several objections to the proposal • It is a poor design with the roof extending upwards approaching the eaves and house guttering. It is an eyesore. If the roof was flat or slightly sloping its impact would be less. • Height and length are unnecessary and will create a monstrosity. • No reason to have such a large building/double garage. Can only surmise what the garage will be used for. • Highway safety – sight lines will be affected. • Covenant is in place on the estate stating that it should be open plan with green areas to be provided. Not one has been built on so far.This will create a precedent if approved. • Should the project go ahead, the value of surrounding houses will decrease.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

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 Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 37

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS		1 Delivering Sustainable Development

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		
Other … Comments noted.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …The issues raised regarding the covenant in place, the impact on property prices and the reasons behind the application are not material considerations and cannot form part of the assessment of the proposal. The other issues raised are discussed below.					

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 proposal is to construct an attached garage to the side of the property within the existing walled garden and extend the existing driveway to provide vehicular access to it. The original garage has been converted into habitable space (no planning permission required).

The proposal is considered to comply with Policy 59.BE for the following reasons:

- There is a large area of green space adjacent to property which is considered to be an important feature and characteristic of Barton Drive. The proposed garage, however, is to be built almost entirely within the existing private side and rear garden area which is currently enclosed by a 1.8m wall/fence. There will be virtually no encroachment into the existing green space.
- The presence of the existing 1.8m boundary wall (only the front section is fenced), effectively means that the roof of the proposed garage will largely be the only additional visual bulk.
- The garage is considered to be well designed, with the roof gradient matching that of the main dwelling. It is very similar in design and scale to an extension approved at the house immediate opposite, No55 Barton Drive.
- There was a previous application refused at No22 Barton Drive some years ago under application F/04/50191 but that proposal is considered to be materially different to that currently proposed at No36. The current proposal's design is much more in keeping with the main dwelling and the previous proposal also included extending the existing boundary wall into the adjacent green space whereas the green space will not be encroached upon under the current proposal.
- 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 scale, design and siting of the garage.
- The proposed extension of the driveway does not require formal planning permission as permeable materials are proposed. As the access is not being altered it will not affect the highway and will facilitate additional parking within the curtilage of the property.
- Due to the presence of the existing 1.8m wall, the scale, design and siting of the garage, there will be no adverse impact on highway visibility. The garage is to be stepped back further than the current boundary wall.

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

Recommendation is to permit for the reasons stated above.