MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/74087

DESCRIPTION	Erection of detached three bedroom dwelling
ADDRESS	Land east of Naomi Farm Pylands Lane Bursledon Southampton SO31 1BH

SITE VISIT DATE	14/3/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes - SN displayed 14/3/14

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of 1no. detached three bed house in a chalet style. The house is two storey set out in a cross shape with front and rear gable ends. The property measures 14.1m(w) by 13m(d) by 7.3m(h) and includes an integral single garage. The proposal will be accessed from Pylands Lane with three car parking spaces at the front and a large garden to the side and rear.
SITE AREA	2444m2
RESIDENTIAL DEVELOPMENT DENSITY (NET)	4 dwellings per hectare
TOPOGRAPHY	Land slopes gently upwards from Pylands Lane and towards the centre of the site and then falls away again at the rear.
TREES	There are a number of trees on the site which will be retained. The trees are not covered by a TPO and do not warrant this level of protection.
BOUNDARY TREATMENT	Mixture of high hedging and fencing
SITE CHARACTERISTICS	Large grassed site with various small outbuildings.
CHARACTER OF LOCALITY	Pylands Lane has a rural character, with dwellings of varying sizes set back within spacious plots with large uncluttered frontages. These frontages are mostly laid to lawn and are delineated by a mixture of high hedging and low picket fences, which are interspersed with open views through to the surrounding countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/65842	Construction of 3 bed chalet dwelling with associated driveway	Refused – principle of new dwelling not acceptable Dismissed at appeal

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
3 letters of support	• Dwelling is in keeping with the character of the lane

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection - as within in linear lines of existing developments, minimum build therefore not subject to proliferation.
Transportation & Engineering	No objection - Pylands Lane is a narrow rural lane, but the addition of one new dwelling once completed would not have significant impact on highway safety (Conditions B06 b,d,e E04 , E08). Transportation Contributions As a new build development, the proposals are liable to DC's. In accordance to the HCC Transport Contributions Policy, this equates to £3,745 (+ indexation) for the proposed 3-bed property. These funds would be allocated to schemes in the local vicinity which are either of benefit to the residents of the proposed development, or go to mitigate against issues caused by the development. Full details of identified transport schemes can be provided if required, and can be seen in the Eastleigh Borough Transport Statement http://www3.hants.gov.uk/eastleigh-transport-statement-final-2012.pdf The primary scheme in the local are involves improvements to the Windhover Roundabout in order to improve capacity and reduce congestion. Accumulative funding towards these improvements is to be taken from individual developments such as this, along with the more strategic sites outlined in the emerging Local Plan, including those on Bridge Road, Providence Hill and St John's Road.
Trees	No objection - Any trees removed for the purposes of development can be replaced as part of a landscape scheme.
Ecology	No objection - Subject to a condition requiring the implementation of recommendations given in the Phase 1 Ecological Survey Report of Ecosupport, dated September 2014.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Outside Built-up Area Boundary - Countryside

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

Eastleigh Borough Local Plan Review (2001-2011): 1.CO (Countryside), 3.CO (Local Gap), 18.CO (landscape Character), 28.ES (Waste Collection/Recycling), 34.ES (Sustainability), 59.BE (Development Criteria), 100.T (Minimise Travelling), 101.T (Infrastructure Contributions), 104.T. (Parking), 147.OS (Public Open Space), 191.IN (Social Infrastructure).

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029: S1 (Sustainable Development), DM1(Development Criteria), DM2 (Environmentally Sustainable Development), DM5 (Drainage),

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

DM23 (Transport Criteria), DM24 (Parking), DM25 (Residential Development in Urban Areas) DM29 (Internal Space Standards), DM32 (Provision of Open Space/ Recreation) & DM37 (Funding Infrastructure)

Supplementary Planning Documents
Quality Places, Planning Obligations, Environmentally Sustainable Development & Residential Parking Standards.

CHARACTER APPRAISAL AREA

None

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, nature conservation, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

	See below	X	Responses will be discussed in the assessment sections and relavant conditions applied.

COMMENT ON REPRESENTATIONS RECEIVED

	See below	X	The appearance of the property and impact on Pylands lane will be discussed in the assessment section.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of National Planning Policy Framework, saved policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011 and supplementary planning document. Planning obligation contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards Community Infrastructure, Sustainable Transport, Recreational Disturbance Mitigation and a unilateral undertaking.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Principle

The site lies in an area currently identified as countryside and local gap in the adopted Eastleigh Borough Local Plan (2001-2011). Residential development in this location is contrary to saved local plan policies 1.CO (countryside) and 3.CO (local gap) and no special justification is advanced e.g. in terms of this being an agricultural workers dwellings. This view is supported by the previous appeal decision which dismissed a chalet house on the site.

However, the adopted Local Plan is now aging and national guidance set out in the National Planning Policy Framework supports sustainable development (para 49) and where the development plan is out-of-date, permission should be granted unless the adverse impact of doing so would outweigh the benefits (para 14). While I do not consider the site is particularly sustainable in its location, regard must be had to the outline planning permission for 250 dwellings on land to the north and the improvements this will make to the sustainability of the site.

The adopted Local Plan is being updated and it is the Council position, subject to the public consultation process, to include the land along Pylands Lane within the urban edge as set out within the Revised Pre Submission Eastleigh Borough Local Plan (2011-2026). As such it is considered that the principle of residential development on the site is acceptable, subject to compliance with the relevant development plan policies.

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, 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. Policy DM1 of the Pre-Submission Local Plan (2001-2029) follows the thrust of this policy.

Layout and design

The character is described within the previous appeal decision *"the site lies within a section of Pylands Lane that has a generally rural character, with considerable spacings between buildings".* The proposal is considered to respect this character by introducing a chalet house into the centre of the large plot. As such amble space is retained between the new dwellings and the adjoining buildings. The new dwelling is set right back within the plot, in a similar position to the adjoining house (Pylands). This allows for a large landscaped frontage, which is a key characteristic of Pylands Lane. I do have reservations over the use of a high close boarded fence along the property's frontage, which will stand out amongst the vegetation, walls or low picket fencing on the nearby properties. However, this issue can be addressed in a landscaping condition.

The property's design and choice of materials is appropriate for its location and reflects that of the neighbouring dwellings. The size of the proposed chalet bungalow is also acceptable and will sit comfortably between a bungalow on one side (Naomi Farm) and a large two storey house on the other (Pylands) and within an area where there is a mixture of dwellings sizes. As such the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

proposed dwelling is considered to respect the rural character and appearance of Pylands Lane.

Residential amenity

The new dwelling is set in a large plot with plenty of space between it and the neighbouring dwellings. It is therefore considered that the chalet bungalow will not have a material impact on the adjoining dwelling by way of a loss of light or outlook. The proposed ground floor windows will be hidden behind good boundary screening. The upper floor windows mainly face front and rear where there is no direct overlooking onto the neighbouring dwellings. The proposed dwelling does include one first floor bedroom window and one roof light on the western side elevation. However, this should not cause any significant overlooking due to the distance between properties and the vegetation.

It is considered that the proposed dwelling will create an acceptable living environment for their new residents. The new dwelling has an internal floor area of around 190m2 which exceeds the Council minimum floor space standard of 93m2 for three bed dwellings (as required by policy DM29 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029). The proposed dwelling has a large garden, which is well in excess of 60% of the dwellings floor space (as required by Quality Places Supplementary Planning Document).

Highway matters

The three bedroom dwelling has ample space for two cars and some overflow visitor parking (as required by Residential Parking Standards Supplementary Planning Document). A traffic and transport report has been submitted with the planning application. The Transportation Team has not objected to the proposal its new access or the level of parking provision.

Trees and Ecology

None of the trees on site are protected by a TPO or warrant this level of protection. Any trees removed for the purposes of development can be replaced as part of a landscape scheme. No objection has been raised by the Council's Tree Officer

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 5.6kn buffer zone for the Solent SPA. The application is supported by a Phase 1 Ecological Survey. No objection has been raised by the Biodiversity Team, provided the development is implemented in accordance with the reports recommendations.

Code for Sustainable Homes

A pre-application sustainability checklist has been included within the planning, energy, design and access statement and conditions can be used to ensure the development meets the required level of the code for sustainable homes.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised 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.

CONCLUSIONS

The recommendation is to permit