REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77599

DESCRIPTION	Conversion of garage into habitable accommodation
ADDRESS	51 Eden Road West End Southampton SO18 3QW

SITE VISIT DATE	07/12/2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Conversion of the existing integral garage into a habitable room, incorporating the removal of the existing up and over garage door and replacement with a flush window.
TOPOGRAPHY	Land slopes downwards from south east to north west.
TREES	None affected by the proposals.
BOUNDARY TREATMENT	Open frontage, no boundary treatment.
SITE CHARACTERISTICS	Mid terrace three-storey townhouse within a block of 5 facing Swaythling Road, but screened from the highway with an area of landscaping. Buff and red brick, white frames to windows and doors, brown roof tiles. Frontage has parking for two vehicles. Reasonable plot size with enclosed rear garden accessible via a rear walkway.
CHARACTER OF LOCALITY	Located within the urban edge. Modern development of residential properties, mixture of designs within the area, but mainly terraced.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/33597/001/00	Outline: Residential development with access off Eden Road.	Grant Outline Permission – 10/04/2000
Z/33597/002/00	Reserved Matters Pursuant to Outline Permission 33597/1 for the erection of 24 dwellings with garages, parking and access from Eden Road and cycle way to Swaythling Road.	Approve Reserved Matters – 15/02/2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

REF. NO. «AltRef»

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection.
Transportation & Engineering	Holding objection. 1. It needs to be confirmed whether the introduction of a ground floor living room results in the conversion of the existing 1st floor living room into a 4th bed. If this is the case, then in line with the EBC Parking Standards, a minimum of 3 on-site parking spaces will be required. If however the property is to remain 3-bed (with study / playroom / etc.) then only 2 spaces will be required. 2. Revised plans need to be submitted to demonstrate that a minimum of 2 on-site parking spaces can be accommodated onsite (3-bed) or 3 spaces if 4-bed. If an acceptable layout is shown, then onwards Condition E04 will need to be applied. The property frontage appears to be approx. 5.2m, so demonstrating space for 2 vehicles should not be an issue. DC Engineer Comments: As above.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within 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 policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 Policy 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 Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 54

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

REF. NO. «AltRef»

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

The agent confirms that the property will remain as a 3 bedroomed dwelling, therefore the current two available parking spaces is acceptable. The plan provided also shows two spaces to the front.

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

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.

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout/Design:

REF. NO. «AltRef»

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposed conversion of the existing garage into a ground floor living room is considered to be an acceptable alteration to the property in terms of its layout and design. It will be in keeping with, and sympathetic to the existing appearance and character of the dwelling.

The external materials are also to match those on the existing dwelling and would not detract from the character of this modern dwelling house.

The conversion of the garage will not affect the rear amenity space, and therefore the site retains an adequate amount of useable outdoor space, and the proposal will not result in the overdevelopment of the plot.

Residential Amenity:

Due to the nature and siting of the development the proposal will not have an impact upon the amenity of the occupiers of neighbouring properties by way of overlooking, overbearing impact or through any loss of light or outlook.

Street Scene:

The property is located within a terrace of five at the end of a cul-de-sac and served by one access driveway. To the front of the driveway is an area of small trees and shrubs which acts as a screen to the adjacent Swaythling Road. Therefore the proposed alterations do not have a significant impact on the street scene or upon the wider character of the area.

Highway Matters:

In line with the Eastleigh Borough Council Supplementary Planning Guidance: Residential Parking Standards there will be sufficient parking to meet the current needs of the dwelling. It has been confirmed that the dwelling will remain as a three bedroomed dwelling and there is sufficient parking to the front of the property for two vehicles. In addition a condition has been included, on the recommendation of the Highway Engineer, such that the parking area is not only provided but retained and used only for the purpose of accommodating private motor vehicles.

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.

For the reasons as outlined above, the application is considered to comply with the requirements of Policy 59.BE and associated supplementary planning guidance, and national planning policy.

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 permission.

REF. NO. «AltRef»