HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74149

DESCRIPTION	Part Retrospective: Erection of single storey detached garage following demolition of existing garage
ADDRESS	Willow House Bridge Road Bursledon Southampton SO31 8AH

SITE VISIT DATE	1/5/2014
ARE PLANS ACCURATE?	No block plan does not show position or size of existing or proposed garage accurately
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is retrospective and seeks consent for the erection of a replacement garage, the existing garage having already been demolished. The submitted plans show the existing garage as flat roof with car port with dimensions of 9.1m wide and 2.8m high. The proposed garage has a hipped roof to the side with front and rear elevations as gable ends. The garage is shown to be 7.7m wide (including bin store) by 6.4m deep with an eaves of between 2.6m to 3.6m and a ridge of between 5.4m to 6.4m. The variations in eaves and ridge height reflect the land levels.
TOPOGRAPHY	The site is located at a higher ground level than the road with a gradual rise from the road to the site. The point at which the garage is located the ground level follows the drop in land level of the side garden which gradually drops down from the side of the house to the side boundary of 21 Old Bridge Road by approximately 1.5m. The site is also higher than the ground level of Lindisfarne and the Moorings by approx. 1m. The land levels of properties at Amberwood Mews are slightly higher than the ground level of the application site. The exact degree of difference in land levels has not been supplied.
TREES	There are no trees on site however parts of the boundaries to the site comprise dense hedging of up 5m to 6m in height.
BOUNDARY TREATMENT	Varied 1.2m approx.. fence with dense hedging of up 5 to 6m in height approx. along side boundary to Amberwood Mews. 1.2m fence and dense hedging of up 5 to 6m in height approx.. with remainder front boundary (and also rear boundary to Lindisfarne) 1.5m approx. fence. Side boundary to the Moorings 1.5m approx. cbfence. Side boundary (also rear boundary of the Moorings) cbf and dense hedging of approx. 6m in height. Side boundary to 21 Old Bridge Close hedging of approx. 3m in height rising to 6m in height in parts.
SITE CHARACTERISTICS	The property is a detached chalet bungalow which has been built as backland development and consequently is

THE SITE AND ITS SURROUNDINGS

	surrounded by residential properties to the front, rear and sides. As noted above the land levels change both on the side and also between the site and adjacent properties. The site is fairly well screened in places by high dense hedging.
CHARACTER OF LOCALITY	The area is characterised principally by detached and semi detached residential properties. Amberwood Mews, to the north west of the application site, is also a backland residential development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/26484/000/00	Alterations and extensions to provide Granny Annexe, playroom and first floor dormer bedrooms	Permit 30/12/1982
F/08/63510	Dormer window to south east elevation and alterations to annexe link roof including rear facing dormer window	Permit 26/09/2008

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
21 Old Bridge Close	Objection: The new build will clearly overlook, and be visible since the proposed new garage is being moved closer to our property. Plan 007 shows the existing garage height as 2.6m and the proposed garage as 5.2m, double the height of the original. Noting the changes in land levels, this proposed building will appear to be even taller and be visually intrusive. Therefore we would like to strongly object to this proposal.
2 Amberwood Mews	Objection: Size, visually intrusive, with high level window giving rise to potential overlooking. The window should be repositioned to face down the drive or the house and should be obscure glazed having a smaller pane of glass. Concern that garage may be used for accommodation, overdevelopment. Screen of conifers along side boundary would need to remain if permission were granted. In a phone discussion the objector also raised the issue of the garage being out of keeping with the character of the area in addition to the other matters noted above.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BUR	No objection
HPP	No Objection: A watercourse runs adjacent to the rear boundary of the site adjacent to 20Hill Place and as such noting that land levels drop from where the garage has been built to the rear boundary, a condition is attached requiring details of surface water drainage to ensure no surface water runoff from that part of the site entering the watercourse.
CRE	No objection: I understand that the garage has already been demolished and any bat

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	potential the building may have had has been lost. The application comprises a garden which appears well managed from aerial photographs with the garage area containing hard standing. I do not object to the above development and can see no ecological impacts.
HEH	No objection and no suggested conditions
ENF	No comments. Background to site provided.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone South west portion of application site within 25m buffer of river

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

Eastleigh Borough Local Plan Review (2001-2011) saved policies 25.NC, 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 17. Strength of character: moderate

SPECIAL POLICY AREA

n/a

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
No comments				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
No comments					

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

Saved policy 59.BE of the Local Plan and policy DM1 of the revised draft Eastleigh Borough Local Plan 2011-2029 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 proposed garage has already been built and is near completion. It replaces an existing flat roof garage and the dimensions of both the original garage and the proposed garage, now on site, are noted in the description of application box above. Essentially the proposed garage which as a hipped and gable roof is notably larger than the previous flat roof garage in terms of its height.

The garage is located approx. 60m from the road and mostly screened by the houses at Lindisfarne and The Moorings and therefore despite the garage being larger, its impact upon the character of the area is minimal if not neutral noting the distance and limited to zero visibility from the public realm.

In terms of neighbouring properties, the proposed garage is repositioned further away from the rear boundary of Lindisfarne than the footprint of the original garage so that there is now a distance of approximately 10m from that boundary. Despite the lower ground level of Lindisfarne and the increase in bulk of building, specifically its height, the distance noted above and the fact that the roof is hipped away from that boundary is sufficient to ensure that property's residential amenities will not be harmfully affected by the development. It is noted that the original garage was located much closer to the rear/side boundaries of Lindisfarne and The Moorings respectively.

In respect of The Moorings, the closest side elevation of the proposed garage runs approximately in line with, but not adjacent to, the rear boundary of the Moorings. Within the rear garden of the Moorings, adjacent to the mutual side/rear boundaries are a number of outbuildings and noting that the roof of the proposed development is hipped to the side, the actual impact upon the residential amenities of the property is not considered to be harmful despite variation in land levels and the increased bulk of building above that of the garage originally on site.

In respect of no. 21 Old Bridge Street, the proposed garage would be located 15m to the side boundary of that property and 18m at the closest point to the rear elevation of no. 21. The ground level of the site does fall away from the point where the garage is located to the side boundary adjacent to no. 21 Old Bridge Street and as such the rear gable elevation closest to that property is in fact 1m higher with eaves and ridge at 3.6m and 6.4m respectively. Nevertheless, the distances to the side boundary of no. 21 Old Bridge Road are sufficient to ensure that the proposed garage would not have a dominating effect upon the outlook of occupants at no. 21 Old

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Bridge Street. It is noted that the side boundary to no. 21 Old Bridge Street consists of hedging of approx. 3m in height rising to 6m in height in parts and whilst this is not the reason why the proposal is considered acceptable, it will certainly assist in screening views of the garage from that property.

Finally in respect of properties at Amberwood Mews, a substantial hedge of between 5 to 6m high, from the ground level of the application site, that runs along the mutual side boundary screens most or all of the garage from view from that mews. There may be views from first floor windows of properties in the mews over the hedge, particularly noting that the ground level of the mews is slightly higher than that of the application site. However these will be oblique views at a distance of about 20m approx. at closest points. The garage is shown to have a window on the front elevation above the entrance on the gable. That elevation faces north west and in the direction of Amberwood Mews. A photograph taken during the time of the site visit shows that the roof beams are positioned in such a manner that does not easily lend itself to being used as habitable accommodation and is more likely to be used for storage. In any event the window would not directly overlook any of the neighbouring properties noting distances and screening along the site boundary. In summary in respect of the impact of the garage upon properties in Amberwood Mews, the distances involved are such that there would be no harm to the residential amenities of residents in that Mews and in addition the side boundary hedge assists in screening the view of the garage.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation
The proposal is/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/was not required for this development as it falls outside/inside the designated zone of impact.

The development complies with the requirements of saved policy 59.BE of the local plan and policy dm1 of the revised draft Eastleigh Borough Local Plan 2011-2029.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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.

CONCLUSION

The recommendation is to permit.

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SITE VISIT DATE	
ARE PLANS ACCURATE?	
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	
TOPOGRAPHY	
TREES	
BOUNDARY TREATMENT	…m high fence / wall / hedge
SITE CHARACTERISTICS	
CHARACTER OF LOCALITY	

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ENF	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic/Local Gap Outside/Within Built-up Area Boundary Within Established Residential Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Conservation Area Within Site of Ancient Monument Within Site of Archaeological Interest Affects Setting of Listed Building Adjacent/Within Site of Special Scientific Interest Adjacent//Within Local Nature Reserve Adjacent/Within Site of Nature Conservation Interest Listed Building Grade I/II/III OTHER

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

Eastleigh Borough Local Plan Review (2001-2011) 25.NC, 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area
Hedge End, West End and Botley Character Area
Bursledon, Hamble-le-Rice and Hound Character Area
Eastleigh Character Area
Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

The Aviary Estate Special Policy Area
Campbell Road Special Policy Area
Hiltingbury Special Policy Area
Old Bursledon Special Policy Area
Crowsport Special Policy Area
Bournemouth Road Special Policy Area

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …					

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.

The size and design of the …..is considered to be sympathetic to the existing property and the character of the locality due to…..

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 site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation
The proposal is/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/was not required for this development as it falls outside/inside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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.

CONCLUSION