HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69757

DESCRIPTION	Conversion of detached garage to garden room/office and store
ADDRESS	23 The Spinney Bishopstoke Eastleigh SO50 8PF

SITE VISIT DATE	21/11/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Land slopes from east to west
TREES	N/A
BOUNDARY TREATMENT	1.8m high fence
SITE CHARACTERISTICS	Detached property with detached set back garage
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	No objection
HEH	I have reviewed the information provided and would like to make the following comments: The development site is located on an area identified as in-filled ground by mapping supplied by the British Geological Survey and which we have no other information. The agent for the application has confirmed that, at this stage, it is unknown if the floor of the existing garage will need to be removed and rebuilt to obtain the required internal height. Based on the above we recommend that the applicant is advised that: *The application site lies on an area identified as being in-filled. The presence of 'made ground' and / or contaminants in the ground cannot*

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	be ruled out. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service and further investigation work may then be required. *It may be prudent to undertake the excavation of a trial pit to the rear of the garden, to confirm the ground conditions, prior to work starting on the garage work.*

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

Bishopstoke, Fair Oak and Horton Heath Character Area

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 issues, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Note to applicant to be added				

COMMENT ON REPRESENTATIONS RECEIVED

x	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."

Preamble

Whilst in the strictest legal terms, planning approval is not required for the development; it is pertinent to proceed with the application given the time associated and considerations still applicable to the development. These considerations being impact on neighbour amenity, character of the area and highway issues.

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 proposed alterations are considered to be sympathetic to the existing property and the character of the locality due. The development will involve the removal of the garage door, which although being a feature of the area will not alter the shape or form of the original garage building therefore the impact on the street scene and character of the area will be minimal.

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 fact that building will not be extended and any alterations will be made to the eastern elevation. In terms of use, no use is allowed under Permitted Development Class E other than that deemed incidental to the enjoyment of the dwellinghouse, therefore no additional condition reiterating the restrictions of PD is required in this instance. This in turn will negate any noise and disturbance to neighbouring properties above what is experienced with a garage.

In terms of highway issues there is ample parking in front of the garage for 3 cars thus meeting the maximum standard of off road parking spaces following the removal of a garage use.

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

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

Recommend Approval, note to applicant to be added