REF. NO. «AltRef»

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/75345

DESCRIPTION	Construction of 1no. 3 bedroom single storey detached dwelling, with associated parking, landscaping & detached single garage, with altered access from Telegraph Road. Erection of detached single garage & provision of new access from High Street to serve existing dwelling.
ADDRESS	84 High Street West End Southampton SO30 3DU

SITE VISIT DATE	06 January 2015
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for a full and proper assessment of the development proposed. Amended plans were received on 13 January 2015.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a detached, single-storey three-bedroom dwelling to the rear of No. 84 High Street. The property has a hipped-roof and will front onto Telegraph Road with it being served by a re-sited access to the eastern side of the plot. Amenity space to serve the dwelling is proposed to be provided to the rear of the building with off-road parking provided by way of a hardstanding and detached single garage to its northern side. The application also includes the provision of a new vehicular access and turning space, as well as a detached single garage to serve the existing dwelling on the site.
SITE AREA	0.11ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	18.2 dwellings per hectare.
TOPOGRAPHY	There are a number of level changes across the application site. Notably these include a marked slope down to the north in line with the general gradient of this section of Telegraph Road as well as across the site from east to west. The effect of these level changes is that the proposed dwelling will be set on an elevated ground level relative to No. 84 High Street to the north as well as No. 82 High Street and the development within Crabwood Drive to the west.
TREES	There is a Cherry Tree and Sweet Chestnut Tree within the garden of No. 84, the latter of which is subject to a Tree Preservation Order. Both of these trees are within close proximity to the proposed parking and turning areas to serve the new dwelling. There is also a Birch Tree within the plot of No. 2 Telegraph Road to the south of the site which is subject to a Tree Preservation Order. The application is accompanied by an Arboricultural Report.
BOUNDARY TREATMENT	The eastern extent of the plot is marked by a close-boarded timber fence which extends virtually the entire length of the

THE SITE AND ITS SURROUNDINGS

	site boundary with Telegraph Road. The northern boundary of No. 84 consists of a low-level brick wall with uniformly spaced piers, interspersed between which are black metal railings. There is planting and hedging to the western boundary of the site with fencing to the southern boundary with No. 2 Telegraph Road.
SITE CHARACTERISTICS	No. 84 Telegraph Road is an attractive detached character property set on a prominent corner plot at the junction of Telegraph Road and High Street. The dwelling, which is of a two-storey height and constructed predominantly of red-brick, is considered to make a notably positive contribution to the character of this part of West End. The property has a sizeable rear garden area to its southern side which is predominantly laid to lawn. The southern section of this garden contains a somewhat run-down outbuilding and garage and provides for off-road parking to serve the property, with gated access from Telegraph Road.
CHARACTER OF LOCALITY	The site falls within an established residential area which is in general terms formed of a mixture of dwelling types of varying periods, scales and designs. As noted above, the existing property on the site is a two-storey detached dwelling set on a sizeable plot. There are single storey bungalows to the west of the site along High Street as well as within the cul-de-sac Crabwood Drive. The dwellings within Telegraph Road to the immediate south of the site are pitched-roof, single-storey bungalows of a rectangular footprint. Owing to the sloping grounds levels from east to west, these properties are set in a sunken position relative to the road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR21146	Erection of pair of semi-detached bungalows	GRANT OUTLINE PERMISSION – 15 September 1971
T/32518/000	Lopping/felling of Sweet Chestnut	PART CONSENT / PART REFUSE – 15 April 1992

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
82 High Street, West End	*The occupier of No. 82 High Street made the following comments in respect of the proposals:* • *I am concerned that the plans as presented do not take account of the adverse >1m height difference between 84 High Street and the planned new bungalow and 82 High Street. The effect of this is to cause 82 High Street West End to be seriously overlooked by the new property. To remedy this a new fence of at least 2m needs to be erected on the west side of the plot of the new bungalow as part of the Planning Application. This leads me to object on the grounds of Impact on residential*

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	amenity including overlooking/loss of privacy. • *I am concerned about the closeness of the new access to 84 High Street to the roundabout for Telegraph Road, I suggest that the closeness creates a safety hazard especially when vehicles turn right into the High Street. I suggest that as a minimum vehicles exiting should be required to turn left into the High Street. I am concerned that the provision of a turning circle, enabling vehicles to exit 84 High Street always in a forward mode, is inadequate. I suggest modification on the plans on safety grounds. This leads me to object on the grounds of Highway matters including parking, servicing and highway safety.*

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	*West End Parish Council raised no objection to the application but highlighted the following points of concern:* • *Privacy to neighbouring property from rear garden. Suggested use of good quality fencing.* • *New entrance to 84 High Street – consideration to be given involving additional traffic on mini roundabout with regard to Dog Kennel Farm and Moorgreen Hospital Site developments.*
Head of Transportation and Engineering	*No objection.* *The plans provided show parking for at least 3 vehicles for both the existing and proposed plots, accessed from acceptable positions on the highway and both with turning heads to enable forward gear access and egress.* *In regard to transport related Developer Contributions, these will be required in line with the HCC Transport Contributions Policy, due to the anticipated increase in multimodal trips that the additional development proposals will bring. In this case, the contribution would be calculated in terms of the 1 x 3 bed dwellings proposed, equating to a contribution of £3,745 (plus indexation). 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* *Conditions were also recommended requiring the submission of details for approval in respect of foul and surface water drainage and the proposed site access, the implementation of the approved parking layout and turning space prior to occupation as well as the closure of the existing access to the site prior to the new access being brought into*

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	use.
Head of Countryside and Trees (Tree Officer)	*I can confirm having assessed the site in conjunction with the Arboricultural Report I can confirm that I raise no objection.* *Please condition the following:* *1. The development must accord with the Arboricultural Impact Appraisal and Method Statement (015-AIA-182) produced by Chris Stringer of Shawyers dated 25th July 2014. Protective fencing and ground protection must be erected as per the Tree Protection Plan (TPP100001) enclosed within the report.* *Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.* *2. No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the protective fencing and ground protection, ensuring it conforms to the Tree Protection Plan and the Method Statement. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.* *Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.*
Head of Planning Policy and Design (Implementation and Design Manager)	*The Council's Implementation and Design Manager made the following comments on the matter of sustainability in relation to each of the Council's 'Essential Requirements' as set out in the adopted Environmentally Sustainable Development SPD:* *ESD1: (Code 4) – Only 68.91%. Although Code 4 level is 68% this is a small margin at this stage and is likely to be lost due to changes to the design or during construction process. Some reserve credits should be identified.* *ESD2: (For flats)(Rainwater harvesting or greywater recycling or green roof(ESD7)) –N/A* *ESD3: (water butts) Wat 2 credit targeted, so OK* *ESD4: (Sustainable Drainage) – both Sur 1 credits targeted, so OK* *ESD5: (Passive solar heat) – OK* *ESD6: (15% reduction in emissions via low/zero carbon energy) – both Ene7 credits targeted, so OK* *ESD7: (For flats) (Green roofs or ESD2) – N/A*

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	ESD8: (Trees) – OK *In summary: Need to identify reserve credits* *On the matter of design, the following comments were made:* *Although not a quality piece of architecture the bungalow location within the site; relative topography (on a low point relative to Telegraph Road), form of the building, materials (matching main house) and associated landscape should result in an acceptably low key intervention. Associated garages could be mono pitch to reduce impact on neighbouring properties.*
Hampshire County Highways Development Planning	*No comments received. In this case, the Council's Head of Transportation and Engineering is responsible for providing comments on behalf of the Highway Authority (Hampshire County Council).*
Head of Environmental Health	*No objection subject to the imposition of conditions restricting hours of work and on site burning and requiring the submission of a construction management plan prior to the commencement of development.*

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area The Site is Subject to a Tree Preservation Order (TPO 60) Partially Within HRA Screening Area – 25m River Buffer (Covers a Proportion of the New Garage for the Existing Dwelling but Not the site of the New Dwelling)

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

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 25.NC (Biodiversity), 28.ES (Waste collection/recycling), 34.ES (Energy and climate change), 59.BE (Promoting good design), 100.T (Minimise travelling), 101.T (Infrastructure contributions), 104.T. (Parking), 147.OS (Public open space), 191.IN (Social infrastructure).
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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, Policies DM1 (General Criteria for New Development), DM2 (Environmentally Sustainable Development), DM9 (Biodiversity), DM23 (General Development Criteria – Transport), DM24 (Parking), DM25 (Residential Development in Urban Areas), DM29 (Internal Space Standards for Residential Development), DM32 (Provision of Recreation and Open Space Facilities with New Development), DM37 (Funding Infrastructure).
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

The site itself falls within the area *HEWEB 10.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Ingersley Rise.
- Retain the grass verges and associated semi-mature broadleaved tree planting along Kenilworth Gardens.
- Maintain the importance of the views west from Ingersley Rise.

Also of relevance are the guidance principles for the area *HEWEB 15* which covers the properties within Telegraph Road to the immediate southern side of the site. The principles are that development should:

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Telegraph Road.
- Retain the soft verge edges to the east of Telegraph Road and supplement with additional planting where appropriate in order to maintain the 'lane' quality.
- Retain and extend the continuity in building line.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

In respect of this application, the following sections or paragraphs of the NPPF are considered to be of particular relevance:

- Paragraph 6 states that "the purpose of the planning system is to contribute to the achievement of sustainable development".
- Paragraph 14 sets out that "at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking". The Framework sets out that for decision-taking this means "approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted."
- Paragraph 17 details the 12 core planning principles that should underpin decision-taking, these include that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
- Paragraph 32 states that decisions should take account of whether "safe and suitable access to the site can be achieved for all people" and Paragraph 35 states that developments should be located and designed where practical to "give priority to pedestrian and cycle movements, and have access to high quality public transport facilities."
- Paragraph 49 states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites".
- Paragraph 53 states that "local planning authorities should consider the case for setting out

NATIONAL PLANNING POLICY GUIDANCE

policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

- Paragraph 56 states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".
- Paragraphs 95 and 98 respectively require that local planning authorities "plan for new development in locations and ways which reduce greenhouse and gas emissions" and that they should, when determining planning applications, "recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions".
- Paragraph 215 sets out that, following the expiry of the 12-month transitional period (March 2013) from the date of the publication of the NPPF "due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework".

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of the development proposed, its layout and design, residential amenity, highway matters, trees, biodiversity, street scene and character of the area, environmental sustainability, and planning obligations.

COMMENT ON CONSULTATION RESPONSES

The comments made are noted and are responded to where appropriate and necessary in the below assessment of the proposals.

COMMENT ON REPRESENTATIONS RECEIVED

The matters raised by the occupier of No. 82 High Street concerning highway safety as well as the impact of the proposals upon their residential amenity are addressed in the below assessment of the proposals.

PLANNING OBLIGATION/CONSIDERATIONS

The ministerial statement of 28th November 2014 from The Minister of State for Housing and Planning, and subsequent changes to the National Planning Practice Guidance (PPG) have increased the threshold for when tariff based planning obligations can be required by new development. This means that developments of ten units or less (and which have a maximum combined floor space of no more than 1000 square metres) will be exempt from the need to provide tariff based planning obligations or affordable housing. As such no contributions have been sought in respect of this application towards Sustainable Transport, Community Infrastructure or Public Open Space based upon the Council's adopted tariffs.

A contribution is, however, sought towards the Solent Disturbance Mitigation Project as this is excluded from the tariff-based restrictions on planning obligations in that it is not considered to constitute infrastructure, instead being for mitigation on the Solent that is focused on visitor management. The applicant has made provision for this contribution through an appropriate up-front payment and as such the developer contribution requirements associated with this application have been satisfied.

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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

Principle:

The site is located within the urban edge and is bound by residential properties. It is located within an accessible and sustainable location with relatively good pedestrian and cycle links to nearby facilities. Subject to the consideration of the detailed matters in accordance with the relevant Local Plan policies and associated supplementary planning documents and guidance, the principle of residential development on the site is considered to be acceptable.

Layout, design and impact of the proposals upon the area character:

The proposed bungalow is considered to be of an acceptable layout and design that takes appropriate account of the context and constraints of the site as well as the character of the surrounding area. Its single storey nature is respectful to the section of the Telegraph Road street scene that it will form part of and its relative footprint, scale and width is appropriate for its plot size as well as being complimentary to the neighbouring development to its immediate southern side.

The degree of recess from the highway that it will front allows, as a result of the sloping nature of the ground, for it to be set in a sunken position relative to the road. This serves to allow for the maintaining of the predominant orientation of ridgelines relative to the slope on Telegraph Road which rises up to the south in this position; this being something that is a guiding development principle of the Council's adopted character appraisal for this area. It also serves to reduce the potential visual impact of the development on the street scene, something that is further aided by the proposed planting to what will be the front boundary of the site.

In terms of the design, the hipped-roof nature of the bungalow is in-keeping with the existing dwelling on the site and again serves as a means of reducing the potential overall bulk and massing of the roof. The detached garage is appropriately sited such that it is set back from the front elevation of the dwelling and its limited width and hipped roof nature tie it in neatly with the proposed bungalow; with these factors combining to ensure that it appears as a suitably ancillary and subservient structure. A condition will be imposed upon the planning consent to require the submission of samples and details of external materials to be used in the construction of the dwelling for approval by the LPA prior to the commencement of development in order to ensure that these are appropriate in type, colour texture and appearance. Further conditions will be imposed in the interests of amenity to require full details of boundary treatments as well as the submission of a landscaping scheme for the site.

With regards to the works associated with the existing dwelling, which consist of the provision of a new access, driveway and detached single garage, again these are considered to be acceptable in design, siting and layout with the garage being of an appropriate and proportionate scale both for its intended purpose as well as relative to the property that it will serve.

For the reasons given, the proposals are considered to comply with the provisions of Saved Policy

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59.BE of the adopted Local Plan in respect of their layout, design and impact upon the street scene and area character.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses. It also requires the provision of an acceptable layout in this regard, with Paragraph 17 of the NPPF stipulating that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". The Council has produced a Supplementary Planning Document, 'Quality Places', which provides detailed guidance on the matter of residential amenity to supplement Saved Policy 59.BE.

In respect of the amenity for the occupiers of the proposed dwelling, the development is considered to be acceptable. The property is of an appropriate orientation to allow for adequate light to penetrate into primary rooms and the dwelling will not be unduly overlooked by neighbouring buildings or uses. As set out below, provision is also made for adequate private external amenity space and the dwelling is of an acceptable internal floor area for the number of bedrooms proposed.

The Council's adopted Quality Places SPD sets out a requirement for residential development to provide an area equivalent to a minimum of 60% of the floor space of the dwelling. The proposed property more than meets this requirement and provides for an area in excess of the floor space of the building. Although it slopes down to the rear to a degree, it is considered that it will still be adequately useable. In terms of internal floor area, whilst the Submitted Eastleigh Borough Local Plan 2011-2029 can be afforded only limited weight owing to its unadopted status, Policy DM29 (Internal Space Standards) provides a useful guide as to acceptable space standards for different dwelling types. This policy states that a three bedroom dwelling should have a minimum gross internal floor area of 93sqm. The proposed bungalow at approximately 122sqm is well in excess of this standard and as such is considered to provide a suitable living environment for future occupiers in this regard.

In respect of the impact of the proposals upon neighbouring amenity, owing to the single storey nature of the bungalow, its degree of set in from the shared boundaries with Nos. 84 and 82 High Street, as well as its lower ground level relative to that of No. 2 Telegraph Road, it is not considered that the development will be unduly overbearing nor will it adversely affect the levels of light received to or outlook from neighbouring dwellings or their rear gardens. Whilst the amenity area of No. 84 High Street will be markedly diminished as a result of the segregation of the plot for the purposes of additional residential development, it is considered that it will remain of an adequate size to serve the property with this again complying with the Council's adopted standards as referred to above.

It is acknowledged that the garage structures both for the existing and proposed dwellings will be situated in close proximity to the shared boundary with No. 82 High Street. The garage for No. 84 will, however, be set alongside that of No. 82 such that it will not have a notable impact upon the amenity of its occupiers. The garage structure to serve the new bungalow is orientated such that its narrower end elevation runs parallel to the boundary. It is also set in by between 1.5 and 2m and its design has been amended such that its roof is hipped rather than being gable-ended as originally proposed. Taking account of each of these factors it is not considered that any resulting impact upon the amenity of the occupiers of No. 82 would be such as to make the development unacceptable in planning terms.

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Finally, the matter of the potential for overlooking and loss of privacy to occur from the windows of the proposed dwelling has been raised by both the occupiers of No. 82 High Street as well as by West End Parish Council. As only a single side facing window is proposed in the dwelling which will be to its northern side, with this being well screened by the proposed boundary fencing, it is not considered that any such impact will occur for the occupiers of either No. 2 Telegraph Road or No. 84 High Street.

Owing to the notable changes in ground levels and the number of habitable windows proposed in the bungalow's rear elevation, however, particular consideration has been given to the potential for overlooking towards the properties to the east of the site and most notably No. 82 High Street. Having assessed the submitted levels details and section drawings provided and fully appraising the matter on site including taking account of the nature of the existing rear boundary treatment (hedging), it is considered that providing this is reinforced and maintained thereafter at a minimum height of 1.8m or alternatively is replaced with an appropriate boundary treatment (i.e. a fence) to the same minimum height, any views from the rear windows of the proposed dwelling will be up and over the neighbouring garden and property rather than down into it. As such and with the imposition of a condition with the aforementioned stipulations, it is considered that no undue loss of privacy will occur.

It is, however, deemed to be necessary in the interests of protecting neighbouring amenity and ensuring that an appropriate area of private amenity space is maintained to serve the new dwelling, to remove permitted development rights from the new bungalow. Any extensions to the rear of the property have the potential in particular to unduly diminish the available garden area for it below an acceptable standard and to adversely affect the amenity of the occupiers of No. 82 High Street and No. 1 Crabwood Drive.

Highway matters:

The main highway issues for consideration concern whether a satisfactory means of access and layout for vehicles can be achieved for both the proposed and the existing development and a sufficient level of on-site vehicular parking be provided in accordance with the requirements of Saved Policy 59.BE (v.) and the Council's adopted Residential Parking Standards SPD. The Council's Head of Transportation and Engineering was consulted as part of the application.

The existing and proposed properties both have three-bedrooms. The Council's adopted parking standards require that for a three bedroom dwelling, two on-site car parking spaces be provided. The existing parking that serves No. 84 to the rear of the plot will be lost as part of its redevelopment. Ample replacement provision is, however, made for this dwelling by way of a detached single garage as well as a driveway accessed from High Street. A detached single garage is also proposed to serve the new dwelling with a further two spaces being provided immediately in front of this. A condition will be imposed to require that this parking be provided prior to the occupation of the new dwelling and thereafter retained for this purpose at all times.

In respect of the matter of the access to the new and existing dwellings, this is considered to be satisfactory. Whilst it is noted that the new access to serve No. 84 High Street will be in relatively close proximity to the junction with Telegraph Road, this will not result in a detrimental impact upon highway safety and the Council's Head of Transportation and Engineering has raised no objection to the proposals in this regard. In both cases, a turning head is proposed to allow for vehicles to be able to enter as well as to leave the site in a forward gear. Conditions will be imposed upon the planning consent as recommended by the Council's Head of Transportation and Engineering to

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require the submission of details of the accesses proposed, the provision of the turning space as shown on the submitted drawings, as well as the existing access to the rear of the site to be stopped up and abandoned.

Finally, a further condition will be imposed to require the submission of details of foul and surface water drainage to serve the new dwelling for approval by the Local Planning Authority prior to the commencement of development.

Bin and cycle storage:

Saved Policy 28.ES of the adopted Local Plan requires that provision should be made in the design and layout of housing developments for the storage and collection of domestic waste and recyclable materials and that these facilities should be sited in locations that would not give rise to disturbance to the occupiers of residential properties.

It is considered that the application accords with these requirements and provides for appropriate facilities to serve the proposed dwelling. The Council's adopted Residential Parking Standards SPD requires that, for a three bedroom dwelling, secure storage is provided for two cycles. This is proposed to be provided within the detached single garage to the dwelling's northern side. A suitable area for the storage of waste and recycling bins for the property is also detailed on the submitted proposed layout drawing alongside the aforementioned garage structure.

A condition will be imposed to ensure that the required storage is provided prior to the occupation of the new dwelling.

Trees:

As set out at the outset of this report, there are trees within and adjacent to the site that are subject to Tree Preservation Orders, namely a Sweet Chestnut Tree positioned in the proximity of the turning head to serve the new dwelling, as well as a Birch Tree within the neighbouring plot, No. 2 Telegraph Road to the southern side of the site. In addition, there is an unprotected Cherry Tree in the centre of the site which is proposed to be removed as part of the development.

The application is accompanied by an Arboricultural Survey which includes an impact assessment as well as an arboricultural method statement for the proposed development. The Council's Tree Officer has been consulted as part of the application and has raised no objection to the proposals subject to the imposition of appropriate conditions concerned with the protection of the trees on and adjacent to the site during the development works. With the imposition of these conditions, it is considered that the proposals comply with the requirement of Saved Policy 59.BE (i) that development is appropriate both in itself as well as in relation to natural features and trees worthy of retention.

Biodiversity and nature conservation:

The proposals are not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar) and the proposals therefore comply with the requirements of Saved Policy 25.NC of the adopted Local Plan in this regard.

The plot for the new dwelling falls outside of the HRA (Habitat Regulations Assessment) screening zone and whilst the proposed garage to serve No. 84 does fall partially within this, owing to the small scale nature of this aspect of the development, it is not considered that its impact in this

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regard would be significant or unacceptable. As such, HRA screening was not required for this development.

The site does, however, fall within the 5.6km buffer zone for the Solent Special Protection Area. A contribution of £172 per dwelling is therefore required to mitigate the increased recreational pressure resulting from the development. As set out above, this contribution has been secured by way of an upfront payment. There are no other nature conservation issues associated with the development.

Environmentally sustainable development:

The Local Planning Authority's Environmentally Sustainable Development Supplementary Planning Document (SPD) requires that all new residential development meets Level 4 of the Code for Sustainable Homes and that it must incorporate a number of 'Essential Requirements' (ESD1-8) designed to maximise energy and water-saving measures. The application is supported by a Code for Sustainable Homes Pre-Assessment Report which sets out the Code Level that could be achieved at the property.

Whilst it is acknowledged that this Statement demonstrates that Code 4 could be achieved with a margin of only 0.91% and the Council's Implementation and Design Manager has stated that reserve credits should therefore be identified, given that the relevant development plan policies and the aforementioned supporting SPD state only that Code 4 must be achieved, it is not considered that the Local Planning Authority can reasonably require this to be by a particular margin nor could the refusal of the application be justified or substantiated on these grounds.

Conditions will be imposed to require the submission of an interim stage certificate and associated report to set out how the required Level is to be met prior to the commencement of development, as well as to require the submission of final stage certificate to demonstrate how these have been met prior to occupation. With the imposition of these conditions, it is considered that the application complies with the requirements of Saved Policy 34.ES of the Local Plan, as well as the Council's adopted Environmentally Sustainable Development SPD.

Conclusion:

Overall for the reasons as set out above the development is considered to comply with the relevant development plan policies, associated supplementary planning documents and guidance, and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance 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.

CONCLUSIONS

It is recommended that planning permission be granted subject to conditions.