**REF. NO. X/16/79139**

## PLANNING APPLICATION REPORT

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|---|---|---|
| DESCRIPTION/ ADDRESS | - | Section 73 Application: Variation to Condition 3 (landscaping) of planning permission F/06/58265 to permit the retention of 3no. parking spaces. Allbrook Farm Pitmore Road Eastleigh SO50 4NE |

SITE VISIT DATE – 11/10/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DESCRIPTION OF APPLICATION | As above, retention of 3 no. parking spaces in an area of amenity open space. |
| SITE AREA | n/a |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | n/a |
| TOPOGRAPHY | Land slopes up from east to west and south to north. |
| TREES | None affected by retention of hardstanding. |
| BOUNDARY TREATMENT | Kerbed edging to spaces with low level planting and grassland. |
| SITE CHARACTERISTICS | Land forms part of amenity open space approved as part of the development of 8 units and restoration of the listed building, allowed at appeal. Subsequently, permission for 50 dwellings has been granted and is nearly completion directly to the north and east. This land therefore part of the setting for both developments, but has a strongly relationship to the newer housing fronting the access road to Boynton Mead. |
| CHARACTER OF LOCALITY | Residential in nature, with a partial elevated railway line to the east. Both Pitmore Rd and Allbrook Hill have become busy roads and experience persistent parking issues. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/06/58265 | Erection of 8No. Houses comprising 6No. 3 bed houses and 2No. 4 bed houses with associated car ports and parking areas, cycle and bin storage, landscaping works, new access drive from Pitmore Road and parking spaces on Pitmore Road for public use. | Allowed, 13/03/2008 |
| F/14/74686 | Construction of 50 dwellings together with associated access, car parking, landscaping and provision of public open space. | Permit, 31/10/2014 |

**REPRESENTATIONS RECEIVED**

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| SOURCE | SUMMARY OF CONTENT |
|---|---|
| 18 Dragonfly Way | Please retain the existing 3 Parking Places fronting Boyton Mead. They are extremely useful for both Residents and Visitors and do not create any Harm. Why spend out removing landfill and reinstating and maintaining this small area, just leave as is we are all grateful for these spaces from time to time. |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Transportation and Engineering | No objection. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Outside Built-up Area Boundary<br>Within New Residential Area<br>Within Minerals Consultation Area |

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies

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'

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework;
National Planning Practice Guidance

**POLICY COMMENTARY**

The above policies and guidance combine to form the criteria against which this application will be assessed.

**COMMENT ON CONSULTATION RESPONSES**

See below.

**COMMENT ON REPRESENTATIONS RECEIVED**

See below.

**PLANNING OBLIGATION/CONSIDERATIONS**

n/a.

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**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."*

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.

**Character and Appearance:**

The parking spaces in question were created at the start of the development adjacent to Boynton Mead for 50 units (F/14/74686) and were intended to serve the sales centre for the duration of the construction phase. The spaces were located on land which was originally intended to serve as landscape setting for the access road to Boynton Mead when allowed at appeal in 2006 and was to comprise a mixture of short amenity grass and wildflower grass.

The parking spaces occupy a section of the landscaped land on the western side of the access road, opposite the landscaping and footpaths between plots 44 and 45 (9 and 8 Boynton Mead respectively). These spaces are tarmacked and provide parking for up to three vehicles. They are fairly well screened from the main road, Pitmore Rd, due to the changes in topography and are unobtrusive.

In terms of the character of the area, this has evolved since the 2006 permission for the original Boynton Mead development, where the access road into the cul-de-sac passed through open countryside and it was desirable to limit the opportunity for parking along the road, which would introduce intrusive features into the countryside setting. In 2014, permission was granted for 50 dwellings which created a more urbanised setting to the access road. As such, the retention of a small number of parking spaces is not inappropriate for the area and does not negatively impact the character of the locality.

**Parking Matters:**

Parking along Pitmore Rd is a long-standing issue with vehicles from properties being parked along the length of the road, impacted visibility and highway safety on occasions. Both the Boynton Mead and Allbrook Meadows developments have resulted in improvements to on-street parking along Pitmore Rd, but this issue remains. The retention of these three parking spaces is an additional resource that assists in relieving some of the pressure on Pitmore Rd which is a benefit to the area and local residents.

No objection has been received from the Council's Transportation and Engineering team on highway grounds and a letter of support has been received from residents within the new development.

On balance, the retention of the parking spaces is considered to be acceptable.

**OTHER MATERIAL CONSIDERATIONS**

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has

not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

**CONCLUSIONS**

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, (unless they have already been discharged).

It is therefore recommended that permission to vary Condition 3 of planning permission F/06/58265 be granted, subject to relevant conditions.