HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75564

DESCRIPTION	Releif of condition 3 of permission Z/19557/002/00 to allow conversion of existing garage to habitable accommodation
ADDRESS	66 Alexandra Road Chandler's Ford Eastleigh SO53 2BN

SITE VISIT DATE	31st December 2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Conversion of existing garage to habitable accommodation through the replacement of the garage door with a flush window.
TOPOGRAPHY	The road slopes upwards gently in SW direction.
TREES	None
BOUNDARY TREATMENT	The front of the property is bound by a combination of low level brick wall and pillars and hedging at a height of approx 1.5m
SITE CHARACTERISTICS	Detached two storey house with a pitched roof, previously extended to the side. The property is set back from the road by a large area of hard standing used for parking.
CHARACTER OF LOCALITY	Residential area of similar two storey houses, many of which have been extended to the side with garages remaining intact.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19557/002/00	Two storey side extension	Permitted June 1994 with a condition preventing conversion of the garage.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.

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, (the Submitted Local Plan) comprising of the 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' Policy DM1

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

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Scantabout and Peverells Wood

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights 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" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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

None received	x	See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

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 emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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 and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The proposed brickwork and window size/configuration/design assimilates well and is considered to be sympathetic to the existing property and the character of the locality.

Residential Amenity: The proposal does not include any physical enlargements/extensions to the property, simply alterations to the existing building and its layout/use. There would not be any unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Street Scene/Character Area: The proposed development will see the existing garage door partially bricked up and a window inserted. Although garages appear regularly within the street scene and tend to project increasing their prominence it is not considered that the proposal with its appropriate size, layout, and design will have a detrimental impact on the street scene or the wider character of the area.

Other Matters: A condition is recommended to ensure a minimum of 3 parking spaces are provided and permanently retained on the site.

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.