REF. NO. F/16/78841

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	One and a half storey extension with dormer windows & rooflights & addition of canopy on north east elevation. Newdeeps Farm, Winchester Road, Lower Upham, Southampton, SO32 1HH

SITE VISIT DATE – 15/07/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes and site notice posted.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide a master bedroom suite within a new section of raised roof, as well as in-filling an existing central courtyard area to provide more ground floor accommodation.
SITE AREA	0.85 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Generally flat and level.
TREES	None of significance within the site but there are a number which form part of the site boundaries.
BOUNDARY TREATMENT	The boundary with the main road is a thick hedge, which forms the north-eastern site boundary and frontage. The remainder of the site is a large open grassed area. The southern boundary is open onto fields at one end, with a simple fence and a thick hedge where the site adjoins the neighbouring property, 'The Oaks'. This dense boundary planting continues along the western boundary with 'Homeleigh', which is accessed from Stroudwood Lane.
SITE CHARACTERISTICS	Newdeeps Farm is a large residential plot situated on the south side of the main Winchester/Portsmouth Road between Colden Common and Bishops Waltham, close to the junction with Stroudwood Lane. The site is generally flat and open with no significant trees other than those which form parts of the site boundaries. There is a single storey detached dwelling and a number of dilapidated outbuildings mainly in the north-western corner of the site, with access being from the main road.
CHARACTER OF LOCALITY	The site sits outside the urban edge within designated countryside and close to the Borough boundary with Winchester City Council. It is mainly surrounded by agricultural land and grazing paddocks, although there are a number of domestic properties within relatively close proximity mainly along Stroudwood Lane, with a couple along the main road.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/74763	Single storey detached building to house boarding kennels with associated parking.	Refused Apr 2015
Z/36891/002/00	Erection of detached double garage.	Approved Oct 2002 (not implemented)
Z/36891/001/00	Erection of replacement dwelling.	Approved Jan 2002
Z/36891/000/00	Certificate of lawfulness for existing use of a structure for residential purposes.	Certificate issued Feb 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 1.CO, 9.CO, 25.NC & 59.BE

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 S9, DM1, DM9, DM23, DM24 & DM26

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

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

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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 that proposed, its layout, design and impact upon the visual amenity and character of the surrounding area, residential amenity, parking and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

In this case policy issues for consideration include:

Principle – The application site lies outside the urban edge within designated countryside where the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes. However, saved Policy 9.CO of the adopted Local Plan does allow the extension of existing residential properties, including ancillary buildings, within the countryside provided the dwelling is not subject to an agricultural occupancy condition, it would not allow the sub-division of the dwelling, it is appropriate for the dwelling and its plot, and would not materially worsen the impact of the dwelling on its surroundings or the countryside in general. These requirements are reiterated in Policy DM26 of the submitted local plan.

Layout, Design, Visual Impact & Area Character – The proposals would make use of an existing courtyard area which is enclosed on three sides. This are would be used as a play area and additional living accommodation with the new roof area above providing a master bedroom suite. This would result in the roof being higher than the existing ridge but raises no concerns and would in fact result in a quite interesting roof form and design feature. It is considered that the resulting dwelling would be appropriate and accord with the requirements of saved Policies 9.CO and 59.BE of the adopted Local Plan, Policies DM1 and DM26 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Residential Amenity – Due to the nature of the proposed development and the dwellings proximity to neighbouring properties, the application dwelling siting in the middle of a very large plot, together with good boundary screening, it is not considered that there would be any impact upon the amenity of neighbouring dwellings in terms of loss of privacy, light or outlook. as such the application accords with the amenity requirements of saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Parking – The existing parking area can more than accommodate the minimum of three off-road

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

parking spaces required by the Council's 'Residential Parking Standards' SPD. The application is therefore considered to comply with this element of saved Policy 59.BE of the current Local Plan and Policy DM24 of the Submitted Local Plan.

Nature Conservation – The proposal 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 not required for this development as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA so a contribution is not required to mitigate the increased recreational pressure resulting from the development.

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

For the reasons given above, the application is recommended for approval.