HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75049

DESCRIPTION	First floor side extension and part conversion of garage to living accommodation
ADDRESS	7 Sherborne Court Eastleigh SO50 4PB

SITE VISIT DATE	16/09/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Generally flat.
TREES	Protected tree in front and rear garden - none affected by this application.
BOUNDARY TREATMENT	Open frontage, fencing around rear garden.
SITE CHARACTERISTICS	Detached two storey dwelling with front and rear dormers and single storey double garage. Front garden and parking area access via shared driveway, reasonable sized rear garden with public footway behind separated from rear boundary by wooden area.
CHARACTER OF LOCALITY	Residential development of similar age and form. Some properties have extended above the garages.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19662/004/00	SINGLE STOREY REAR EXTENSION	26/07/1993, permit
Z/19662/001/00	new garage at side with ground floor extension at rear of new garage	27/01/1983, permit
Z/16783/000/00	15 houses with garages, roads and footpaths	07/05/1976, permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Eng	No objection. As an existing 4-bed property, a minimum of 3 on-site vehicle parking spaces are required. These are currenly provided for

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	by driveway and garage parking. In regard to the garages, these are no longer considered adequate in terms of internal dimensions to be suitable for parking, and as such the loss of one of these is negligible. In terms of onwards parking provision however, no increase in dwelling size should be permitted until this situation is rectified. Whilst not shown on plans, the existing driveway looks potentially sufficient width to accommodate 3 vehicles, and if a minor width addition is required, this can be taken from the remaining front garden area - 7.2m minimum width is required and GIS suggests that including the path to the front door, existing width is approximately 7.7m. As such I would request this is covered via Condition E03 stipulating 3 spaces. There are no other highway impacts, and DC's are not required for a domestic extension.
BAA	I have now assessed the above application and I can confirm that Southampton Airport has no concerns over the proposals.
CRT	I have no arboricultural concerns therefore raise no objection.

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 policies 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: DM1

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

CHARACTER APPRAISAL AREA

Eastleigh Character Area 30

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:
The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates

NATIONAL PLANNING POLICY GUIDANCE

three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The 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		See below	x	
Other …				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle:

The development site is located within the built urban edge within an established residential area. The principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policies and guidance.

In this case, the relevant Eastleigh Borough Local Plan Review 2001-2011 is policy 59.BE which 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.

Design and Character:

The design of the extension has been carefully considered to reflect the character of the area and the step in the roof helps to break up mass of the roof. The proposed dormers reflect those on the main building and external materials are intended to match those on the existing building.

Residential Amenity:

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 orientation of the buildings and relationship with the adjoining properties. No letters of representation have been received.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Highway Matters:

There is sufficient space on the frontage to accommodate the three parking spaces required to comply with the Council's Residential Parking Standards SPD, as stated by the Council's Engineers response. The recommended condition can be imposed.

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 development complies with the requirements of Policy 59.BE.

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

Recommend permission, subject to condition.

REF. NO. «AltRef»