HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74368

DESCRIPTION	Construction of dropped kerb
ADDRESS	1 Monks Way, Eastleigh, SO50 5BE

SITE VISIT DATE	18 September 2014
ARE PLANS ACCURATE?	Amended plans were sought
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a dropped kerb
TOPOGRAPHY	• Slight incline
TREES	• No trees will be affected
BOUNDARY TREATMENT	• The boundary treatment consists of an approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey semi detached property which has been converted into two flats • Parking for the flats is to the side from Chestnut Avenue

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/63728	Erection of two storey attached building to contain 2no. one bed flats with associated parking and cycle storage	Granted 22/10/2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Occupier of 3 Monks Way	Submitted documents are incorrect. Location plan shows the garages under the ownership of 1 Monks Way when one belongs to number three. Other parking issues.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Highways	No objection, sight line both on the footway and carriageway are satisfactory.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

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, DM1 (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 Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Eastleigh Character Area

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed in the report.

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."

MATERIAL CONSIDERATIONS

Saved 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 of the area

There is already a dropped kerb on site and this application is wishing to enlargen it to access the site. The occupier of number three has commented that the location plan is incorrect and that one of the garage belongs to number three. The location plan had outlined the site in red incorrectly, this has now been amended. Other issues about parking have been raised such as provisions for the consented flats. This application can only assess as the suitability of the dropped kerb, the parking issues would have been dealt with as part of the previous application. However the amended location plan now shows the boundary amended.

Dropped kerbs are a common feature on the streetscene, it is therefore considered that there would be no undue harm to the streetscene.

With regards to highway safety, highways have not raised any objections to the proposal.

The dropped kerb would not have undue harm to the character and appearance of the surrounding area and is therefore considered acceptable in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, and policy DM1 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

It is considered that no undue harm would arise to the amenity of neighbouring occupiers in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE and DM1 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014.

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

The dropped kerb is a suitable form of development which would not cause harm to the surrounding area or the residential amenity of neighbouring occupiers in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE and DM1of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014.