HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76345

DESCRIPTION	Erection of detached garage & outbuilding
ADDRESS	21 Oakmount Avenue Chandler's Ford Eastleigh SO53 3AB

SITE VISIT DATE	16 June 2015
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a detached single garage with an adjoining greenhouse / outbuilding. The building is to be positioned in the southern corner of the plot adjacent to the garages of No. 20 Oakmount Avenue.
TOPOGRAPHY	The site slopes steeply down from the road towards the application dwelling. There is also a slope across the site from east to west.
TREES	There were previously trees in the area within which the proposed development is to be situated with these being subject to a Tree Preservation Order. These trees were however removed following the granting of application T/15/75871 in March 2015.
BOUNDARY TREATMENT	The property frontage is relatively open with the southern boundary of the site being marked by timber fencing of a height of between 1 and 1.8m.
SITE CHARACTERISTICS	The application property is a detached two-storey dwellinghouse set on a corner plot within the cul-de-sac Oakmount Avenue. The property currently has an attached single garage to its southern elevation with an area of hardstanding beyond this where the proposed development will be situated. There is an area of private amenity space to the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of the cul-de-sac Oakmount Avenue which is made up of detached two-storey dwellings dating from the late-1970s / early 1980s.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/13919/00C/00	Three detached houses and double garages	GRANT OUTLINE PERMISSION – 13/11/1978
Z/13919/001/00	Erection of 3 detached dwellings with double garages and construction of access	PERMIT – 20/10/1982
Z/13919/002/00	Residential development	GRANT OUTLINE

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		PERMISSION – 25/04/1984
Z/13919/005/00	Erection of 8 detached dwellings with garages	PERMIT – 17/10/1984
Z/13919/006/00	Erection of garage and porch	PERMIT – 22/05/1985
Z/31232/000/00	First floor side extension	PERMIT – 12/10/1989
T/13919/008/00	Reduction to 4.5 metres in height of cypress trees	REFUSE TREE CONSENT – 13/12/1991
T/31232/001/00	Top conifer hedge to reduce height to create a hedge of 5 metres high (as measured from ground level to the top of the foliage) and dead conifers are to be removed.	CONSENT TO TREE WORKS – 10/07/2001
T/15/75871	Removal of 3no. Conifers	CONSENT TO TREE WORKS – 26/03/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.
Head of Transportation and Engineering	No objection. Highlighted the need to consult Southern Water Services owing to the presence of foul and surface water sewers in close proximity to the development.
Environment Agency	No objection in terms of planning to the proposed development as submitted. Highlighted that the applicant should ensure that floor levels should be set no lower than existing floor levels and flood proofing measures should be incorporated into the design where appropriate in accordance with the EA's Flood Risk Standing Advice.
Southern Water Services	Southern Water raised no objection to the application although did highlight that the exact positioning of the foul and surface water sewers would need to be established on site.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Environment Agency Flood Zones 2 and 3 and Area Benefitting from Defences Site is Subject to Tree Preservation Order (TPO 23)

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

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 43.ES, 44.ES, 59.BE. **Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014,** (the Submitted Local Plan)

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

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 DM1, DM4, DM24.
Supplementary Planning Documents: Quality Places
Supplementary Planning Documents: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

The site is not within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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 the development proposed, layout and design, highway matters, drainage and flood risk, residential amenity, and the impact of the proposals on the street scene and area character.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments received are noted with the matters raised being responded to where appropriate in the below assessment of the proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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."

Development Plan Policies:

Saved Policies 43.ES and 44.ES relate to the matter of flood risk and state that development will be permitted in areas at risk of flooding where it is demonstrated that the site is adequately defended from flooding; or a flood risk assessment satisfactorily demonstrates that measures incorporated into the scheme would prevent either life being endangered or an unacceptable likelihood of damage to property; and, it does not harm the integrity of a flood defence structure, inhibit the maintenance of a watercourse for the purpose of minimising flood risk, or increase flood risks elsewhere. Proposals will be refused where they would increase the number of people at risk of flooding.

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, design and impact of the proposals of the street scene and area character:

The application is considered to be acceptable in this respect. The garage and adjoining outbuilding are not excessive in scale or size and whilst they will to a degree fill the current spacing that exists between the application dwelling and No. 20 Oakmount Avenue within this part of the cul-de-sac, because of its recessed nature the development will be relatively well screened from the street scene and as such and as a result it is not deemed that it would appear as a visually obtrusive or unduly prominent feature. The hipped-roof design of the garage could be argued to be somewhat in conflict with the pitched gable-ended roofs of the neighbouring structures, however, it is appreciated that the building has been designed in this manner in order to reduce its overall bulk and massing and to mitigate against any potential overbearing impact for neighbouring properties. The proposals are therefore, for the reasons given, considered to accord with Saved Policy 59.BE (i) of the adopted Local Plan in respect of their layout, design and impact upon the character of the area.

Residential amenity:

Saved Policy 59.BE (vii.) of the adopted Local Plan requires that development avoids unduly

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interfering, disturbing or conflicting with adjoining or nearby uses. It is considered that there is no conflict with this policy requirement in respect of the development proposed.

The main proportion of the structure is set alongside the garage of No. 20 Oakmount Road with the majority of the element bordering the side boundary of this property's rear garden being relatively low-level and flat-roofed such that it will not be unduly overbearing to its occupiers. Similarly, and whilst spanning approximately 9.1m of the shared boundary with No. 16 Weardale Road, the building is again flat-roofed in this position. This neighbouring property is also situated on a substantial plot with the development being set a notable distance from the dwelling itself and there being a good level of outlook maintained from its rear garden. Accordingly, it is not considered that the proposals will have a harmful impact upon the amenity of the occupiers of this dwelling.

Highway matters:

The development will be situated on an area of hardstanding to the southern side of the property. The proposed garage will, however, be of an adequate size to park a vehicle within and this in combination with the property's existing attached single garage and the driveway to the front of the plot will provide for more than adequate parking to serve the dwelling in accordance with the requirements of the Council's Residential Parking Standards Supplementary Planning Document. The proposals are therefore deemed to accord with Saved Policy 59.BE (v.) of the Local Plan which requires the provision of a satisfactory means of access and layout for vehicles.

Drainage and flood risk:

The Council's Head of Transportation and Engineering has raised the matter of the proximity of the development to nearby foul and surface water sewers. Whilst it appears that the development may be clear of these based on the Southern Water maps available, Southern Water Services were as a result formally consulted on the application. They raised no objection, however, did highlight that the exact position of the water main and foul sewer would need to be determined on site. A note will as such be added to the decision notice to this effect and to advise that the applicant to separately consult with Southern Water on this issue prior to the commencement of any development works.

In respect of the matter of flood risk, the Environment Agency were consulted as part of the application process owing to the site being within a designated flood zone and an area which benefits from flood defences. They raised no objection to the proposals and as a result of this as well as the applicant submitting details to confirm that the floor levels of the development will be set no lower than those of the neighbouring structures, it is considered that there is no conflict with the requirements of Saved Policies 43.ES and 44.ES of the adopted Local Plan.

Conclusions:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

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

It is recommended that planning permission be granted.