HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75675

DESCRIPTION	Erection of triple bay garage/ carport
ADDRESS	6 Park Road, Chandler's Ford, Eastleigh, SO53 2EU

SITE VISIT DATE	26/2/2015
ARE PLANS ACCURATE?	Sufficient to assess the proposal
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a triple bay garage/ carport • The carport would project 5.4 metres in depth, extend 10.4 metres in width and be 3.8 metres in height
TOPOGRAPHY	• Generally flat and level
TREES	• There are a number of TPO trees on site
BOUNDARY TREATMENT	• The boundary treatments consists of an approximate 1.8 metre tall hedge
SITE CHARACTERISTICS	• The application site contains a large two storey detached dwelling set in a very generous plot • There is a double garage which sits to the side of the host dwelling • The private amenity area wraps around the perimeter of the site
CHARACTER OF LOCALITY	• The immediate surrounding areas contains a mix of dwelling types • A small cluster of houses on Park Road are of approximately the same size, with a number of modest detached dwellings

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/62775	Raising of roof to double garage to create additional living accommodation with exterior staircase and Juliet balcony	Granted 12/6/2008
Z/08206/007/00	Erection of double garage following demolition of existing	Granted 17/5/1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
Highways	No objection
Trees	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 policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy 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

NA

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

COMMENT ON CONSULTATION RESPONSES

These will be addressed in the report.

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.

Impact upon the Character and Area

The application is proposing a triple bay garage at the front elevation, behind the existing hedge. The head of Transportation and Engineering has raised no concerns with the proposal. There are a number of trees which are designated with TPO's, head of Countryside and Trees have not raised any objection as the proposal would not affect the trees.

There are concerns with the proposal, as to the appropriateness of the structure. The host dwelling forms a cluster of much larger houses on Park Road which are considerably set back from the highway. It was noted during a recent site visit that there are no garages and or carports sited at the front elevation, where these structures do exist they are set back at great lengths from the highway; much like the double garage at the host dwelling. Further to which, this part of Park Road has a semi-rural feel owing to the large amount of trees, hedges and verges, this is prevalent owing to the set back of the dwellings.

Planning permission was consented for a large double garage at the side elevation of the host dwelling which is set back in the plot. Whilst it is acknowledged that the plot is capable of accommodating such a structure, the proposed bulk and mass of the structure

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

would also exacerbate the presence and prominence of the structure creating a visually intrusive feature within the streetscene.

It is considered in this instance that the carport would result in excessively large feature out of keeping with its surroundings and would not reflect the predominant pattern of development within the locality.

The triple bay garage/carport due to its siting, massing, scale, materials would create an unattractive and incongruous feature which would not reflect the pattern of development within the locality. As such the proposed development is contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review, and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan) comprising:

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Residential Amenity

It is not considered that any undue impact would result to the amenity of neighbouring occupiers.

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 triple bay garage/carport due to its siting, massing, scale, materials would create an unattractive and incongruous feature within the streetscene, thereby not respecting the character and appearance of the area, and would not reflect the pattern of development within the locality. As such the proposed development is contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review, and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan) comprising:

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