HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75925

DESCRIPTION	Erection of oak framed carport/ bin and cycle store
ADDRESS	Larkwood, Michaels Way, Fair Oak, Eastleigh, SO50 7BL

SITE VISIT DATE	20/3/15
ARE PLANS ACCURATE?	Yes, amended plans submitted
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a oak framed carport/ bin and cycle store • The carport would be 6.5 metres in length, 6 metres in width and 4.3 metres in height
TOPOGRAPHY	• There is a very noticeable change in site level where the drive is approximately one metre higher in height than the host dwelling
TREES	• TPO tree on site
BOUNDARY TREATMENT	• Open at the front with fencing
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling • There is a large driveway at the front elevation
CHARACTER OF LOCALITY	• The beginning of Michaels Way has a semi rural feel where there a small number of properties are detached • The remainder of Michaels Way contains a large housing estate where the dwellings are standard in their approach

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/65595	Construction of detached chalet style dwelling with access from Michaels Way and associated parking and landscaping	Granted 20/7/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection
ENG	No objection condition D03
CRT	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area HRA – 25m river buffer

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 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

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

None received

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

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 Appearance

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.

Amended plans were sought as there were concerns with the size, scale and mass of the original submitted drawings, where the car port owing to its siting would be visually obtrusive in the street.

The host dwelling is a relatively newly built, and the site level changes are very noticeable, where the dwelling is set about one metre lower than the front drive. Owing to this any structures at the front elevation would be a prominent feature and should be of appropriate scale and mass in order to respect the host dwelling and the streetscene.

There were concerns with the original plans owing to its prominence. Michaels Way features two very distinctive sub characters, where the beginning has a semi-rural feel and the remainder is typical of a large 90's housing estate. The neighbouring property Flintstones features a detached garage with a prominent roof profile when viewing from the application site.

The proposed carport was originally proposed to be 9.3 metres in length which would have resulted in a visually obtrusive feature, which would have resulted in undue harm to the streetscene.

The amended plans are much more appropriate as the height has been reduced and the length has been reduced by almost three metres, and would be sited further back, therefore negating the concern that the structure would be visually obtrusive.

Residential Amenity

It is not considered that there would be any undue harm to the amenity of neighbouring occupiers. The structure would be set approximately 5 metres away from any neighbours windows and owing to its nature would not cause any privacy concerns.

Highways

The Head of Transportation and Engineering has raised no objection to the proposal. This was based on the previous drawings, and it was decided that there would be no need to re-

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

consult as the existing driveway is more than able to accommodate approximately 4 cars.

It has been requested that a condition be attached regarding details to be submitted or the sustainable disposal of surface water [and disposal of foul sewerage]. It is considered that such a condition is too onerous for a carport.

Other

The parish council and trees raised no concerns.

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 oak framed carport/ bin and cycle store represents a suitably designed householder extension which would not cause undue harm to the character and appearance of the host dwellinghouse, surrounding streetscene or to the amenity of neigburing occupiers, in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009).