HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76280

DESCRIPTION	Construction of detached single garage
ADDRESS	7 Ruskin Road, Eastleigh, SO50 4JR

SITE VISIT DATE	9/6/15
ARE PLANS ACCURATE?	Some are sufficient, though the maps are out of scale
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a detached garage to be located in the front driveway • The garage would project 6.5 metres in depth, extend 3.2 metres in width and 3.6 metres in height
TOPOGRAPHY	• Generally flat and level
TREES	• NA
BOUNDARY TREATMENT	• Open
SITE CHARACTERISTICS	• Site contains a two storey semi-detached dwelling • There is a two storey side element which is set significantly back from the front of the host dwelling • There is parking for three vehicles at the front
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of properties of a large inter war estate

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/15/75822	Single storey detached garage to side	PP required

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	
ENG	Holding objection. The property is 3-bed and as such requires a minimum of 2 onsite parking spaces. These can be provided on the remaining area of the existing driveway, even with the garage in place, and so it accords to the EBC Parking Standards. However, there are concerns that if the proposed garage is to be used for vehicle parking (as would be expected), that it is not adequately set back into the site to enable a vehicle to get off the road whilst stopped up and opening the door. The required distance would generally be 5.0m from the back of footway, however as this is a slower speed road, it would be accepted that the 5.0m be taken from the edge of the road. Being a garage, there would be an additional 1.0m required to enable door opening (equates to 6.0m from the edge of the road) unless a condition that a roller door only is installed, at which point it can remain at 5.0m. If a vehicle needs to remain partially on the highway whilst a garage door is opened, then this would be a highway safety issue. Unfortunately the plans submitted do not appear accurate in scale (the footway would be less than 1.0m if scaled against garage dimensions) and so assessment cannot be undertaken. It is therefore requested that revised plans are submitted which: - Are accurate and to a measurable scale; - Show that the internal measurements of the garage are no less than 3.0 x 6.0m internally; - Show that the garage door is located a minimum of 6.0m from the edge of the road; or - Show that the garage door is located a minimum of 5.0m from the edge of the road if a roller door is installed and kept in place by condition.

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

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Eastleigh Borough Local Plan Review (2001-2011), saved policy 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'

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)
Supplementary Planning Guidance : Eastleigh Character Area Appraisal (2008)

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 5
Maintain the formal building compositions around route intersections and open spaces.
• Retain the wide grass verges and associated semi-mature/mature broadleaved tree planting.
• Maintain the importance of the recreation ground in any new development.
• Maintain the predominant plot widths and continuity in building line.
• Ensure that the form of new development relates effectively with the gable-end frontages prominent in existing development.

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

Noted. Further plans were not requested as there is concern with the overall proposal.

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."

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 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. Further to which the policy requires proposals to take full and proper account of the context of the site including the character and appearance of the locality are and appropriate in mass and siting both in themselves and in relation to adjoining buildings.

There no such structures on Ruskin Road and many of the houses have off road parking. Where there are garages these are flush with the houses, therefore maintaining ridged building lines and clean frontages.

The proposed garage would be in a prominent location which would create a bulky and visually obtrusive structure that would detract from both the appearance of the host dwelling and Ruskin Road.

The proposal is therefore contrary to saved policy 59.BE, and Supplementary Planning Guidance : Eastleigh Character Area Appraisal (2008) which requires proposals to maintain the predominant plot widths and continuity in building line.

Residential Amenity

There would be no undue harm to the amenity of neighbouring occupiers.

Highways

Concerns have been raised by the head of transportation and engineering. A five metre distance would be required when the vehicle is off the road and to allow the opening of the door. Owing to the inaccurate drawings an assessment is unable.

Had the proposal been considered acceptable then amended plans would have been requested. However the accuracy was discussed with the applicant who said they are

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

correct.

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

1) The proposed garage, by reason of its mass, scale, design and siting would create a visually obtrusive and incongruous feature to the detriment of the character and appearance of the locality. As such the proposal is contrary to 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 : Eastleigh Character Area Appraisal (2008).