HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79502

DESCRIPTION	Construction of detached carport to front
ADDRESS	116 Park Road Chandler's Ford Eastleigh SO53 1HY

SITE VISIT DATE	4/1/17
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a detached carport, which will be 438 metres in depth and width and 2.3 metres at its tallest point. There will be a slight slope to the roof
TOPOGRAPHY	• Flat and level
TREES	• There are a number of protected trees where the structure will be placed
BOUNDARY TREATMENT	• Fencing and trees
SITE CHARACTERISTICS	• The application site contains an attractive detached dwelling set in a generous plot • The front garden is able to accommodate 4-6 vehicles
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of property styles generally of the same size with a few bungalows. Many of the properties have been extended to form larger family homes

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72973 119 Park Road	Erection of detached 4 bedroom dwelling with timber framed carport following demolition of existing bungalow	Granted 3/10/13
F/10/66864	Single storey side extension with porch and 1no. rear dormer window (amended description)	Granted 11/6/10
F/07/61247	Single storey side and rear extension	Granted 15/11/07
F/04/51767	Construction of detached double garage	Granted 5/10/04

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/07637/014/00	Two storey rear extension	Granted 4/8/03

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received
CRT	I have no objection in principle to the above application, the work could be carried out sympathetically with minimal disturbance to the tree, however at the moment we are lacking a detailed a Arboricultural method statement, this will be required as part of the consent. Please find attached a copy of NJUG4 which can be passed to the applicant and if conditioned and adhered to will be adequate as a method statement. Please can you condition the following; • All excavation must accord with NJUG Volume 4 (NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees)
ENG	No objection. There is adequate space on the front drive for the required 3 parking spaces, and the car court will simply add further options, without affecting visibility in/out of site.

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'

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

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

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

Noted

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

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

Carports are not common forms of development on Park Road but this does not mean that such a proposal would be unacceptable. 119 Park Road has been redeveloped to include a carport at the front elevation and appears to fit in well with the new dwelling and streetscene, although there bulk is very apparent. The proposed structure would be less of a less of a robust structure than number 119's but this is welcomed as the bulk and resultant built form will be less apparent and will not result in undue harm to the character of the street.

Residential Amenity

The only neighbour likely to be impacted from the proposal would be the occupiers of number 114 as the structure would be sited near the common boundary. There is no concern that any undue harm will arise to these occupiers amenity, as the structure will be sited towards the front of these neighbours whom have a very large pitched roof glazed porch. Therefore there will be no harm to the privacy or outlook.

Trees

The application site is covered with a blanket tpo and any works should not compromise the health and appearance of these trees. No arboricultural report was submitted, and the head of Countryside and Trees has raised no objection to the proposal and requested that a condition be attached requiring works to be undertaken to accord with NJUG Volume 4 (NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees 2007).

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 detached carport represents a suitably designed householder extension which would not result in undue harm to the character and appearance of the host dwelling, streetscene or indeed to the amenity of neighbouring occupiers. The proposal is in accordance with,

CONCLUSION

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), Supplementary Planning Guidance : Quality Places (2011).