HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74969

DESCRIPTION	Erection of detached outbuilding in rear garden
ADDRESS	23 Maddoxford Lane Botley Southampton SO32 2DG

SITE VISIT DATE	27/8/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. The outbuilding uses green metal cladding with a low pitched roof and two roller shutter doors to the front. The building measures 16.8m(w) by 10.7m(d) by 4.5m(h).
TOPOGRAPHY	Gentle upwards slope from boundary with Orchard Close towards no.21.
TREES	None. All of the trees and hedges have already been removed.
BOUNDARY TREATMENT	High fencing around rear garden. Part of the boundary is made up of the side wall of no.21 garage.
SITE CHARACTERISTICS	Detached bungalow set in a large plot.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
6 letters of objection	• The proposal is for an industrial building and not a shed. Its size is larger than the bungalow. It size and design is out of character with the residential area. • The application does not following the surrounding layout with other properties having smaller detached garages to the east. • The applicant is a collector of old vehicles which he wants to repair and store in the proposed building. The neighbouring residents will be disturbed by the noise, dust, smells and any security lighting that accompanies this activity. • The building will affect the outlook of the neighbouring dwellings and will overshadow and be visible from driveways and the private road. • A soakaway will not be sufficient for a building of this size and there will be surface water runoff into neighbouring dwellings. • The development has the potential to become a commercial

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	enterprise and will set a precedent for other properties. Applicant has already removed the existing hedges and erected industrial style fencing. • There are no details of how the land level will be dealt with. • The outbuilding will take up over 60% of the garden.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	• The excessive size of the unit will be out of keeping with the residential nature of the Maddoxford Lane. • The building will be visually obtrusive to residents of Orchard Close and Maddoxford Lane by virtue of its mass and industrial appearance. • The building is only 1 metre from the boundary fence, which precludes the addition of vegetative screening to mitigate the obtrusive nature of the building. • The building is larger than the footprint of the applicant's house. • The applicant has given no reason or justification for the use of such a large unit in the garden of a residential property. • The proposal is for an industrial size unit with a floor area of 178.84 square metres and a ridge height of 4.48 metres. By comparison, the Parish Council has a similar style unit for storage of ground maintenance equipment at the High Street Recreation Ground and the building has a floor area of only 133.5 square metres, with the ridge height limited to 3.15 metres because of its close proximity to residential properties. • If planning permission is granted the Parish Council requests the addition of a planning condition to prohibit the use of the building for business or commercial purposes.
Trees	No objection
Engineering and Transportation	No objection subject to conditions C04, C03 being applied. Whilst the outbuilding does not directly affect the highway, potential uses for such a large building could result in a requirement for transport developer contributions and additional on-site parking if (for example) it were to be utilised for separate dwelling or business purposes. The building does take up most of rear of plot width creating a substantial additional impermeable roof area that needs to be drained. The application plans have a general statement that drainage will be to soakaways within site boundaries. As this is a confined site amongst other properties I think details of exactly where soakaways would be sited should be submitted, I did not think this area was good ground for use of soakaways. Soakaways should be within centre of their own ground to minimise potential negative affects of waterlogging neighbouring properties gardens.

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 policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: 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 Document: Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – BHH 42. Guidance includes maintaining the importance of the views along Maddoxford Way to the fields to the south.

SPECIAL POLICY AREA

None

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.

COMMENT ON CONSULTATION RESPONSES AND REPRESENTATIONS

None received		See below	X	

- The size, appearance & position of the building and its impact on the character of the locality will be discussed in the assessment section.
- The impact on neighbouring dwellings and amount of development will also be discussed in the assessment section.
- The suggested use of the building is noted.
- Drainage and level details can be dealt with via planning conditions.
- Only the outbuilding can be considered as part the assessment and not any future enterprise.

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

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.

Character and Appearance

The proposal will cover a floor area of 178m2 and be constructed from green metal cladding with 2no. roller shutter doors on the front elevation. This scale and form of development has the appearance of an industrial unit and is not a type of development usually found within residential areas. The sheer size of the proposal will form a visually imposing structure that will dwarf the surrounding buildings. As a comparison the proposal is double the size of the main bungalow, which has a floor area of 100m2 and is clearly not in proportion to this property. Its footprint is also larger than any of the nearby dwellings and their outbuildings. The outbuildings tending to be of brick construction and the largest has a floor area of 58m2 (a third of the size of the proposed outbuilding).

Although the proposal is located at the rear of the garden it will be viewed from the surrounding area due to its large massing. The side of the garden is located adjacent to a private road and as such most of the 4.5m high industrial style outbuilding will be clearly prominent from the locality. Overall, it is considered that the size, design and position of the proposed building will have a strong detrimental impact on the residential character and semi-rural appearance of the locality.

Residential Amenity

As already discussed the proposal will form a large and visually dominant structure. The building comes up to the garden's side and rear boundaries and at 4.5m high will be clearly viewed over the boundary fence. The sheer size of the proposal means it will materially affect the outlook of the surrounding properties. The structure will be particularly overbearing when viewed from the garden of 21 Maddoxford Road, as it will mean that most of their side boundary will be dominated by built form. It will also appear imposing from the properties along Orchard Close, as the site is on higher ground than these dwellings.

No information has been provided about the use of the building, but the neighbour representations suggest that it could be used for car restoration. Taking into account the size and industrial nature of the building there is the potential that the use would cause significant noise and disturbance to the neighbouring residents.

Nature conservation

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was required for this development as it falls outside/inside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

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

Recommend Refusal