REF. NO. F/16/79227

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of 1no. three bedroom dwelling to form a semi-detached pair with associated car parking, garden, bin and cycle storage, together with single storey rear extension and front canopy to existing dwelling. 28 Lower St. Helens Road, Hedge End, Southampton, SO30 0LW

SITE VISIT DATE – 20/10/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The existing corner plot at the junction with Nursery Grove would be split down the middle to form the pair of dwellings. Off-road parking would be retained to eth front of the existing and the proposed would have parking to the front and rear with a private garden to the rear.
SITE AREA	The new plot would equate to approximately 240sqm with the total existing plot being 475sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 42 dwellings per hectare.
TOPOGRAPHY	Flat and level.
TREES	None on or adjacent to the site.
BOUNDARY TREATMENT	The site frontage is open onto Lower St. Helens Road with a good quality 1.8 metre high close board timber fence to the street boundary with Nursery Grove. The remaining garden boundaries are 1.8 metre timber fencing.
SITE CHARACTERISTICS	The existing dwelling is a two storey red brick 1950s detached dwelling siting on a corner plot with parking to the front and a good size garden to the side and rear. The dwelling has a conservatory to the rear and a detached single garage along the rear boundary and accessed from Nursery Grove.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly single and two storey detached and semi-detached dwellings, most dating from the 1950s and 60s. Most sit on reasonable size plots and are set back from the street frontage.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/14/75746	Pre App Enquiry: Construction of 1no. two storey 2 bed dwelling with associated garden, car parking & access of Nursery Grove.	Advice given Feb 2015

REF. NO. F/16/79227

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection, subject to conditions as outlined below. The plans demonstrate adequate parking for both the existing and proposed dwellings, and the layout is accepted. However, the following conditions are required: 1. Condition E09 - in order to ensure visibility when exiting the parking spaces from the existing dwelling, being close to the junction of St Helens Road / Nursery Road, the condition should be applied, detailing visibility splays of 2.0 x 37.0m; 2. Condition E04 - required to ensure the parking spaces as shown on plans are implemented.
Sustainability Officer	Sustainability and Construction SPD report states what the ESD SPD requires. We will need a condition requiring some evidence showing the development meets code 4 standard for energy efficiency and water consumption.
Hedge End Town Council	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 Policies 25.ES, 28.ES, 34.ES, 59.BE, 104.T & 191.IN

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' Policies DM1, DM2, DM9, DM24 & DM37

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals – Hedge End, West End and Botley
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Affordable Housing

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

Paragraph 17 sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings".

Paragraph 49 states that, "Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Paragraph 53 of the NPPF states that "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, design and impact upon the street scene and character of the surrounding area, residential amenity, parking and highway matters, environmental sustainability and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of the following;

- National Planning Policy Guidance
- Community Infrastructure Levy Regulations 2010 (SI 2010/948) as amended by the Community Infrastructure Levy (Amendment) Regulations 2011 (2011/987)
- Saved policies 25.NC and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011
- Emerging policies DM9 and DM37 of the Submitted Eastleigh Borough Local Plan Review

2011-2029, July 2014
- Supplementary Planning Document – Planning Obligations

Planning obligation contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards the Solent Disturbance Mitigation Project, which have been secured through an up-front payment.

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."

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and Supplementary Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, Design, Street Scene & Area Character – The width of the plot and current spacing to the side of No.29 is sufficient to reasonably accommodate an additional dwelling, with the proposed semi-detached form being considered more appropriate that the initially proposed detached dwelling which was commented on as part of the pre-application enquiry last year. One potential negative is that the flank wall of that proposed would only be a metre off the side boundary with Nursery Grove. This close proximity to the pavement, together with the very similar close proximity of the neighbouring dwelling on the opposite side of the junction, and the narrow nature of Nursery Grove will make the entrance into this cul-de-sac feel rather enclosed. However, this on its own is not considered sufficient enough to warrant refusal of the planning application.

The site layout essentially follows that of the existing dwelling and other neighbours, as does its design and appearance. The construction of a dwelling in this location will begin to fill in the only noticeable gap along this short stretch of the street but again this is not considered to be a sufficient reason to refuse the application, particularly given that side extensions to most similar neighbouring properties have already created a fairly strong terracing effect. In comparison to the character of the vast majority of the rest of the street, this small stretch does appear a little at odds but that proposed will not really add significantly to what harm may have already been caused.

Overall that proposed is considered to be acceptable and to accord with the requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' and 'Character Area Appraisals' SPDs.

Residential Amenity – Due to the orientation, proximity and relationship of the resulting development to existing neighbours, as well as the nature and design of the development proposed, it is not considered that there would be any adverse or unacceptable impact upon the residential amenity of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

any neighbouring properties in terms of loss of privacy, light or outlook.

With regards to the amenity of future occupiers of the development, the proposed dwelling is a good size and its rear garden more than meets the Council's minimum size requirements.

As such the application is considered to accord with the amenity requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Parking & Highway Issues – The driveway to the front of the existing dwelling can easily accommodate the minimum of two off-road parking spaces required by the Council's 'Residential Parking Standards' SPD. Equally, the parking area to the rear of the proposed new dwelling can also provide the required two on-site spaces, and also has the advantage of further parking to the front via an existing dropped kerb.

With the recommended conditions of the Head of Transportation and Engineering included, the application is therefore considered to comply with this element of saved Policy 59.BE of the current Local Plan and Policy DM24 of the Submitted Local Plan.

Environmental Sustainability – The Council's 'Environmentally Sustainable Development' SPD requires all new dwellings to meet a minimum of code level 4 of the Code for Sustainable Homes together with a number of other mandatory requirements on water and energy conservation. However, the code has now been revoked with the intension that these requirements will be assessed by Building Regulations. Notwithstanding this, it is Council policy that any new dwellings must meet the equivalent of Code Level 4 with regards to water and energy conservation. This would be secured via a planning condition.

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

The site falls inside the 5.6km buffer zone for the Solent SPA. A contribution is therefore required to mitigate the increased recreational pressure resulting from the development.

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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.