REF. NO. F/15/77475

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of 2No. two bedroom and 2No. one bedroom flats in a single block with parking & amenity space, following demolition of existing dwelling (amended design) 37 Twyford Road, Eastleigh, SO50 4HH

SITE VISIT DATE – 18/11/2015

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 530 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 75 dwellings per hectare.
TOPOGRAPHY	Flat and level.
TREES	While there are no trees on site, there are two sizable Lime trees on highway land along the Shakespeare Avenue frontage.
BOUNDARY TREATMENT	The front half of the site onto both Twyford Road and Shakespeare Avenue is marked by a 1.0 metre brick and decorative block wall. The rear part of the site is marked by a 2.0 metre high hedge.
SITE CHARACTERISTICS	The current dwelling is a 1960s two storey detached dwelling with garden to the front, side and rear, with a driveway and garage approximately half way along its southern boundary with Shakespeare Road. The site is a prominent corner plot at the junction with Twyford Road.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature and is made up of mainly Edwardian terrace housing along Twyford Road and 1920s former Council housing along Shakespeare Road. The site is not far from Eastleigh Town Centre which is a relatively short walk over the railway bridge to the south of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/76319	Construction of 4no. one bedroom flats in a single block with parking & amenity space, following demolition of existing dwelling.	Withdrawn Jun 2015
F/12/71151	Erection of 5no. 1-bed flats with ancillary parking, bin & cycle storage following	Refused Sept 2013

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	demolition of existing dwelling.	
Z/09883/002	Conservatory.	Approved 1971
Z/09883/001	House and garage.	Approved 1966

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Hibberd – 39 Twyford Road	Concerns that the proposed location of the intended bin store would cause smells and attract vermin. Requests that the height of the boundary fence adjacent to their kitchen is lowered to provide more light. Also asks that access to the flank wall of No.39 be maintained for maintenance.
Meaden – 57 Twyford Road	Concerns with the proposed increase in number of units and resulting impact upon parking and highway safety in the area.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transport & Engineering	No objection. "Each dwelling is provided with 2 allocated parking spaces in accordance to the EBC Parking Standards. Ideally the spaces adjacent to the boundary would be widened to 3.0m to allow easier door opening and movement space, however for a small development such as this any issue should be minimal." Conditions regarding drainage and parking provision recommended.
Tree Services Manager	"I can confirm I raise no arboricultural objection regarding the above site. I can verify I concur with the findings of the tree survey and tree categorisation in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction."
Head of Environmental Health	Objection. "The information submitted makes no reference to, or considers the impacts of the AQMA on the proposed development. The internal layout submitted creates the potential for noise complaints as it shows sensitive rooms (bedrooms) above / below non-sensitive rooms (e.g. entrance way) and this issue is not addressed by the information submitted. In addition there are references to private amenity spaces which are show on the information submitted."

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Eastleigh Town Renaissance Quarter

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 28.ES, 31.ES, 34.ES, 53.BE, 59.BE, 74.H, 101.T, 147.OS & 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, DM23, DM24, DM25, DM28, DM29, DM32, DM35, DM37 & E8

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals – Eastleigh (ELAC 9)
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations

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 14 of the NPPF sets out the "presumption in favour of sustainable development" in both plan-making and decision-taking.

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."

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 and design, the street scene and character of the surrounding area, impact on the residential amenity of existing and future residents, parking and highway issues, trees and nature conservation.

COMMENT ON CONSULTATION RESPONSES

With regards to the objection raised by the Head of Environmental Health to the Air Quality Management Area, while it is acknowledged that no information has been submitted with the application, this is something that could reasonably be required via a suitably worded planning

COMMENT ON CONSULTATION RESPONSES

condition and could not be used as a sole reason to refuse the application.

With regards to the comments on the internal layout, while this would be a reasonable concern were this a conversion of an existing building, that proposed is a purpose built block of flats which would be required to meet much higher sound insulation standards, thereby overcoming any potential disturbance issues.

COMMENT ON REPRESENTATIONS RECEIVED

A response to the parking and highway safety concerns is given below.

While the submitted site layout plan does show bin and cycle storage located against the shared boundary with No.39, this may not be the most suitable location simply for reasons of servicing. While the final location does not need to be agreed at this stage, a condition is recommended for details to be agreed and implemented prior to occupation of the flats.

With regards to the boundary treatment, again this is something that could be conditioned.

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 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011
- Emerging policies DM23, DM32, DM35 and DM37 of the Revised Draft Eastleigh Borough Local Plan Review 2011-2029
- 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 Community Infrastructure, Sustainable Transport and Public Open Space. The applicant has secured the contributions through an appropriate 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 guidance. 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, have a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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, and noise and fumes. Also of relevance is Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

In addition to the main saved Policy 59.BE, saved Policy 55.BE is also relevant as the site lies within the 'Eastleigh Town Renaissance Quarter' where more "people-intensive" development is encouraged, although it must still be appropriate and respect surrounding development and uses.

Layout, Deign, Street Scene & Area Character – This latest scheme for the site is to construct a single block of four flats which it is intended will have the same appearance as the neighbouring Victorian/Edwardian terraced housing along this part of Twyford Road. While it will not be attached to its neighbour, it will still have the appearance of a pair of semi-detached dwellings with entrances at the front to serve the front pair of two bedroom duplex units and a shared entrance to the side to serve the rear single bedroom units. Behind the building is a shared external amenity area with the parking area beyond this accessed via the rear service road. Details of secure bin and cycle storage can be provided by condition but it is likely to be located next to the existing dropped kerb onto Shakespeare Road as this would be the most practical position.

Overall that proposed is considered to be acceptable. It makes efficient use of the site without resulting in overdevelopment, should sit well within the street scene and be far more appropriate and sympathetic to the character of the immediate area than the present 1960s dwelling. As such the proposal is considered to accord with saved Policies 53.BE and 59.BE of the current Local Plan and Policy DM1 of the Submitted Local Plan.

Residential Amenity – With regards to residential amenity there are two areas to consider, the impact upon existing neighbours, and that upon future occupiers.

Future occupiers will benefit from a good size external amenity area, albeit shared. While the front units would look out upon the main road, they are good size units with lots of natural light from the bay windows, whereas the rear units benefit from views of the amenity area and adjacent street trees. None of the units would be adversely overshadowed by trees or neighbouring buildings and all would have a reasonable degree of privacy.

The impact of the flats upon the most affected neighbours would be no greater than the present dwelling in terms of impact upon light and outlook given that the proposed flats will sit in the same location as the present dwelling. Equally, there would be no adverse loss of privacy given the very limited number of windows at first floor level on the flank elevation. A condition requiring these bathroom windows to be obscure glazed is recommended to ensure that privacy is retained. Regarding the general residential amenity issues of light, privacy and outlook there are no issues of concern.

It is acknowledged that there will be some intensification of use on the site from a single household to four. While this may well have some added impact upon the amenity of neighbouring properties it is not considered that this would be significant or be a reason to refuse that application. It is also noted that the site does lie within the Eastleigh Town Renaissance Quarter where more 'people-intensive' development is encouraged.

Overall therefore the proposed development is considered to meet 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' SPD.

Parking & Highway Issues – Two off-road parking spaces are to be provided for each flat unit at the rear of the site and accessed via the rear service road which will meet the standards set out by the Council's 'Residential Parking Standards' SPD. In order to provide for these spaces the existing dense boundary planting will need to be removed which will help to improve sightlines when exiting

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the service road onto Shakespeare Road. The concerns raised with regards to increased traffic are noted but given the small number of units proposed it is not considered that any additional vehicle movements associated with the development would have any adverse or unacceptable impact, particularly given the busy nature of Twyford Road and Shakespeare Road. The application is therefore considered to comply with saved Policy 59.BE of the current Local Plan and Policies DM1 and DM24 of the Submitted Local Plan.

Trees – One of the concerns of previous schemes was impact upon the large street trees which run along the Shakespeare Road side of the site. This revised design sets the proposed building much further back from this road edge and is only marginally closer than the present dwelling. As such there should be very limited impact upon these important and prominent street trees. The conditions recommended by the Council's Tree Services Manager with regards to ensuring that the submitted arboricultural impact assessment and tree protection method statement are followed are recommended.

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 not required for this development as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA. A contribution to mitigate the increased recreational pressure resulting from the development is not therefore required.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not to be adopted in its present form, it does give an indication of what the current local plan's replacement would include. 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.

CONCLUSIONS

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