HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72633

DESCRIPTION	Formation of vehicular access to highway, driveway & 2.1m entrance gates
ADDRESS	18 High Street West End Southampton SO30 3AA

SITE VISIT DATE	12/06/2013
ARE PLANS ACCURATE?	Yes – amended plans received 11/07/2013
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the creation of a new driveway and turning area to the south-eastern side of the property. The proposals also include the provision of an associated 3.5m wide access from High Street to the front, as well as the erection of 2.1m high timber entrance gates.
TOPOGRAPHY	There is an immediate and sizeable drop in levels (approx. 0.9m) from the edge of the highway down to the application dwelling. As a result of which the proposals include the infilling and building-up of this section of the property frontage in order to allow for the creation of an access ramp down to the new parking area. The remainder of the application site slopes much more gently and uniformly down to the south-west.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The property frontage is predominantly open other than for a 2.2m high brick wall with attached 2m high metal gate along the eastern section of the front boundary. The south-eastern side boundary of the site consists of 1.8-2m high hedging, with 1.8m high close boarded timber fencing surrounding the remainder of the rear garden.
SITE CHARACTERISTICS	The application dwelling is a two-storey, brick-built, character property which was formerly the Blacksmith Arms public house prior to its conversion to residential use in the mid-1970s. The property has had various alterations and extensions and more recently its rear garden was subdivided in order to allow for the erection of a new detached dwelling, No. 18a High Street. Parking for the property is currently on street to the front as well as by way of a single garage to the rear which is accessed via a shared driveway (with No. 18a) further along the High Street, to the north-west.
CHARACTER OF LOCALITY	The site is situated within an established residential area consisting of properties of varying styles, sizes and periods. Parking in this part of the road is predominantly on street though a number of dwellings do have also driveways with access from the High Street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/15820/000/00	Change of use from residential / public house to full residential use	PERMIT – 15 Jan 1975
Z/15820/003/00	Two storey side extension and erection of garage and workshop	PERMIT – 29 May 1985
F/09/65868	Construction of detached chalet bungalow & detached double garage	PERMIT – 11 June 2010
F/11/69336	Construction of detached double garage (amended design to that permitted under F/09/65868)	PERMIT – 08 November 2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	(03/07/2013): The Parish Council made the following comments: *No objection to these plans, subject to the approval of Highways.*
Head of Transportation and Engineering	(28/06/2013): Transport Policy Officer: No objection - there are several driveways on this section of housing, with no reported incidents resulting from them. Vehicle movements will be relatively low, and adequate visibility can be achieved. Additionally, no existing parking will be lost as a result of the proposals. Principal Development Engineer: The access proposal section indicates that the drive slopes down directly off the back of footway which could lead to a car grounding on the back of footway edging. The section should be altered to introduce a rollover in the drive to prevent grounding, please request an amended section drawing. *Following the receipt of amended plans:* (11/07/2013): No objections.

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 Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policies DM1

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

Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area:

The property falls within the area *HEWEB 13*. The appraisal document for this area sets out the following guidance principles for development in this area:

- Retain the grass verges and the coniferous/broadleaved planting to the north of the High Street.
- Maintain the importance of the views of Centenary Copse.
- Mitigate the effects of the heavy vehicular traffic on the High Street in development, using measures such as boundary planting, transition spaces and orientation of internal spaces.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		

Other – the comments of West End Parish Council are noted. The consultation response received from the Council's Head of Transportation and Engineering is discussed below.

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

Other …

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to 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 and guidance.

Layout, Design and Impact on the Street Scene and Character of the Area:

The development is considered to be acceptable and in accordance with the requirements of Saved Policy 59.BE in this respect. The proposed driveway and vehicular access are appropriately sited and are in-keeping with the character of the area, with a number of dwellings in this part of the High Street having a similar arrangement in place. Whilst the creation of the new driveway / turning area will result in the loss of part of the property's private amenity space, there will remain an adequate sized rear garden for a dwelling of this size and the proposals are therefore not considered to result in the overdevelopment of the plot. With regards to the proposed timber entrance gates; these are not excessive in height or length and are considered to be both sympathetic to the main dwelling as well as the character of the immediate area, with such boundary treatment being a prevalent feature in this part of the streetscene, in particular with regards to the neighbouring properties to the south-eastern side of the application site.

Impact of the Proposals on the Amenity of Neighbouring Residential Properties:

Due to the nature of the development there will be no impact on the amenity of neighbouring dwellings by way of overlooking, overbearing impact, or through loss of light or outlook. Whilst the proposed driveway will be in fairly close proximity to the neighbouring properties to both the rear and notably to the south-eastern side of the site, it is not considered that any noise or fumes generated

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

through its general usage will be noticeably or significantly to the detriment of the amenity of their occupiers. The driveway is well screened by the existing boundary treatment in place and is proposed to be used for the parking of only a single vehicle and although it is acknowledged that additional vehicles could on occasion also be parked on the proposed turning area, the level of usage is still considered to be low and is certainly not excessive for a residential dwelling. Further, as mentioned above the situation of driveways or vehicular accesses in-between properties is not uncommon in this section of the High Street with a number of dwellings being served by such an arrangement.

Highway Issues:

The development involves the creation of a new 3.5m wide vehicular access to the site from the High Street to the front. As a result of the significant difference in the relative heights of the road and the area in which the new driveway is to be positioned, an access ramp which is to be provided through the building up of levels and the construction of associated retaining walls is needed. As originally proposed, the Council's Principal Development Engineer raised concerns over the gradient of this ramp and the subsequent potential for cars to be grounded on the back of the footway edging. The design of the ramp has subsequently and satisfactorily been amended to take account of these concerns and in order to mitigate the potential for such occurrences. Accordingly, as a result of these changes as well as the availability of adequate visibility for vehicles entering and leaving the site, the proposals are not considered to raise any concerns with regards to highway safety and the Council's Head of Transportation and Engineering has confirmed that they have no objections to the application in this respect. Further, the development will provide additional on-site parking for the property and the proposed driveway will be constructed using a permeable surfacing material to ensure that any run-off water will be adequately managed within the site.

Overall, for the reasons as outlined above, the application is considered to comply with the relevant development plan policies and associated supplementary planning guidance.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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

The application is recommended for approval.