HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68125

DESCRIPTION	Erection of single storey brick outbuilding with basement and verandah following demolition of existing shed
ADDRESS	16 Guest Road Bishopstoke Eastleigh SO50 6AQ

SITE VISIT DATE	10/01/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	This application seeks approval for a 5.4m deep x 6.5m wide x 4.1m high detached brick summerhouse with basement
TOPOGRAPHY	Flat site
TREES	None affected
BOUNDARY TREATMENT	1.8m high fence on northern boundary and low 1m fence coupled with outbuildings on the south side
SITE CHARACTERISTICS	Semi detached property with long and narrow rear garden. Various outbuildings including garage (extended) a shed and a greenhouse.
CHARACTER OF LOCALITY	Victorian/Edwardian development to the north of bishopstoke road. All properties along the east side of Guest Road are semi detached two storey properties and have substantially long narrow gardens housing many detached outbuildings from sheds to garages and greenhouses

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/37803/000/00	RETENTION OF GARAGE EXTENSION	PER 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	Np objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

N/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

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

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.

The size and design of the proposed outbuilding is considered to be sympathetic to the existing property and the character of the locality due to its appropriate siting and scale. In isolation the building will expand more or less the full width of the plot. In terms of height the 'summerhouse' will consist of a pitched roof reaching 4.1m in height. Development within the area is predominantly single storey from the sheds and outbuildings of neighbouring properties to the bungalows permitted in Sayers Road to the rear. The building is situated on the rear boundary and when compared when read within the context of surrounding plots and outbuildings (most notably a large outbuilding on the rear boundary of no. 22) I do not consider that the summerhouse will visually impact on the character of the area or result in a dominant and incongruous feature, especially given the backdrop of single storey brick bungalows to the rear of site off Sayers Road. A condition regarding a materials to match condition will be imposed to ensure the building's sympathetic relationship with surrounding features.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the building on the rear boudary. While quite high and potentially overbearing to the southern boundary, as this area is used for sheds and a chicken pen, there will be no adverse impact on the neighbour's useable rear amenity area. It is noted that the outbuilding will contain a basement, however this will have minimal visual affect on the area and surrounding properties, therefore an amenity condition will be imposed restricting its use for residential and ancillary use to 16 Guest Road only.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommend Approval