HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76955

DESCRIPTION	Creation of new vehicular access to include dropped kerb with access from Church Hill
ADDRESS	24 Midlands Estate, West End, Southampton, SO30, 3AD

SITE VISIT DATE	02/09/2015
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
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 vehicular access to include dropped kerb with access from Church Hill. A new driveway is also proposed to be created in the front garden of the host property (4.6m depth by 4.6m width) to allow off-road parking for two cars (with a turning area to avoid the need for vehicles to reverse onto the A27). The hardcore base of the driveway would be gravel dressing (20mm granite gravel) and permeable to allow rain to soak into the ground. The remaining front garden will remain as grass (as per the submitted plans).
TOPOGRAPHY	The front garden slopes gently downwards from the front door to the pavement. There is also a gentle slope towards numbers 25 and 26 Midlands Estate.
TREES	No trees are proposed to be affected by the current application as there are no trees within the front garden where the new driveway will be placed. (If a new dropped kerb is granted at a future date by the County Council then the large tree on the pavement between numbers 24 and 23 Midlands Estate will be near the development. However, due to the minor scale of such future works, they are not anticipated to impact on the tree and similar work has previously been undertaken at Number 23 without impacting on the tree.)
BOUNDARY TREATMENT	The property's rear garden is enclosed by low level wooden fencing and a gate.

REF. NO. «AltRef»

THE SITE AND ITS SURROUNDINGS

SITE CHARACTERISTICS	The application property is a two storey semi-detached property set within a large plot; with a large front garden.
CHARACTER OF LOCALITY	The site falls within the Midlands Estate, which comprises of single and two storey dwellings. Identified within the Character Area Appraisal SPD as being in area HEWEB 5, the estate is inter-war/immediate post war dwellings in a fair condition. The strength of character is considered strong due to the formal composition of buildings and open space, as well as the uniformity in the form and materials used. There is also open space to the front of many properties whilst large visible areas devoted to car courts are predominantly absent from the public realm.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/27484/002/00	Formation of vehicular access onto Church Hill	Permit 19/11/1985

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	N/A

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transport and Engineering	An adjacent property has undertaken similar works without reported issue, visibility is good, and the nearby traffic signals will generate traffic breaks to assist in easy access / egress - which due to the layout can both be undertaken in a forward gear. This is not the best site for a new access direct on to A27, but the other adjacent houses with their driveways built in recent years have not caused undue problems and having parking in garden would remove a few traffic movements and on street parking from Midlands .
West End Parish Council	No objections: subject to Transport and Engineering approval.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up Area Supplementary Planning Document: Residential Parking

REF. NO. «AltRef»

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

Eastleigh Borough Local Plan Review (2001-2011) Saved Policy 59.BE
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'

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

CHARACTER APPRAISAL AREA

The site falls within the Hedge End, West End and Botley Character Area (HEWEB) 5 which recognises the strong character of the locality due to the formal building composition and open spaces located at the entrance to the estate and around the cul de sacs. The character is reinforced by the uniformity in the form and materials used in the house types.

CHARACTER APPRAISAL AREA

The site does not fall within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF):

Of particular relevance to this application is paragraph 17 of the NPPF which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as Section 7: *Requiring good design*, which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; and 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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

No responses were received.

COMMENT ON REPRESENTATIONS RECEIVED

Transport and Engineering raised no objections to the current application, subject to relevant conditions being imposed to any permission in order to ensure that the development is used for its intended residential purposes in the future; and to ensure the safety of the highway if the works procced.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

Legislative and Policy 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."

Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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 when determining the proposed development:

The principle of development on this site
The application site lies within the Urban Edge and within an Established Residential Area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable.

The proposal's impact on the street scene and character of the area
Although the site falls within the HEWEB 5 Special Character Area Appraisal (noted for the space to the front of many properties, and large visible areas devoted to car courts predominantly absent from the public realm), the proposed development is not considered to have a detrimental impact on the street scene or the wider character of the area because the site will retain a large grassed area of its large front garden. Off-road parking in the property's large front garden would also fit well into the streetscene and character of this part of the Estate (which fronts Chalk Hill) because the neighbouring semi-detached property at Number 23 has also utilised its large front garden for off road parking (as have other properties up the hill).

The proposal's impact on the layout and design of the site and the host building
The site will still retain a front garden of significant size and with a large grassed part in areas. The 20mm granite gravel placed on top of the proposed hardstanding for the off-road parking area represents a sympathetic addition to the frontage.

The proposals are not therefore considered to result in a detrimental impact to the layout and design of the existing property; and its design and materials are considered to be sympathetic additions.

The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings
The proposals would bring vehicular car parking closer to the front gardens of 25, 26 and 23 Midlands Estate which will have some impact in terms of outlook and noise generation. However, due to the orientation of the properties and their large plots and spacious front gardens, it is considered that such impacts will be minimal and acceptable. The proposals are therefore considered to have no unacceptably adverse impacts on the residential amenity of the current or future occupiers of neighbouring properties.

The proposals are also not considered to have a detrimental impact on the amenity of the current or future occupants of the application dwelling as the proposals represent a sensible addition to the site (providing valuable off-road parking space on a part of the Estate that has limited off-road parking and

ASSESSMENT OF PROPOSAL

known parking pressures.)

The proposal's impact on trees
The proposals would not affect any trees on site and there are therefore no grounds for the application to be refused these grounds.

The proposal's impact on parking and the highway
The proposals would allow two off-road car parking spaces in the front garden – which, because of its large size, has enough room for a tuning circle so that cars can safely exit the site on the Chalk Hill in first gear.

The addition of two off-road car parking spaces and access onto Chalk Hill would also result in fewer cars parking on Midlands Estate (in an area where there is a lot of pressure for on-road parking) and would consequently also reduce the number of vehicular trips within the Estate.

The proposals are therefore not considered to have any unacceptable impacts on parking or the highway.

The proposal's impact on the site of the plot the host dwelling sits within
The proposals are not considered to represent an overdevelopment of the plot. The site, in keeping with other plots in the area, will continue to maintain a front garden of significant size.

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

Overall, following the reasons outlined in the above report, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

It is therefore recommended that planning permission be granted for the proposed development subject to relevant conditions being applied.