MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/75008

DESCRIPTION	Conversion of existing 3 bed dwelling to 1 no. 1 bed and 1 no. 2 bed flats with associated parking, bike/bin storage and amenity space
ADDRESS	11 Ruskin Road Eastleigh SO50 4JR

SITE VISIT DATE	10/9/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the conversion of existing 3 bed dwelling to 1 no. 1 bed and 1 no. 2 bed flats with associated parking, bike/bin storage and amenity space
SITE AREA	• 462m2
RESIDENTIAL DEVELOPMENT DENSITY (NET)	• 2 units
SITE CHARACTERISTICS	• The site contains a two storey semi-detached dwelling • At the front elevation there is soft and hard landscaping
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Approximate 1.8 metre tall fence
CHARACTER OF LOCALITY	• The immediate surrounding are contains similar style of properties

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/74177	Pre App Enquiry - Conversion of house to provide 1 no. 2 bed flat and 1 no. 1 bed flat	Planning application likely to be supported.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ENG	Holding objection As separate dwellings with allocated parking, a minimum of 2 on-site parking spaces will be required in accordance to the EBC Parking Standards. As stated during the associated pre-app for this development (Q/14/74704) whilst the plans show the ground floor flat has this allocation, the first floor flat is shown to have only one space. Again, this looks easily rectified via a part conversion of the front garden (no need to widen the access), but will need to be shown on revised plans with Condition E04 ensuring they are implemented and retained for future use. Additionally, cycle stores have been added to plans, measuring the required 1.0 x 2.0m minimum size, coming in the form of a shed.
HEH	The layout of the proposed development has the potential to impact on the amenity of both the future occupiers of the flats and the adjoining existing residential property. However, the applicant has included information that states that they will be proposing additional sound insulation to address this issue, and I recommend the following condition: The development is to include the sound insulation measures proposed within the Design & Access statement produced by R&E Pierson (July 2014) and those shown on the plan (proposed conversion of dwelling to two flats at Ruskin Road Eastleigh - drawing No. 2). All of these measures are to be installed to the standard of noise insulation specified by 'Part E' of the building regulations.

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;

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

25 NC (Nature Conservation)
28.ES (Waste Collection/Recycling)
59.BE (Development Criteria)
72.H (Density)
85.H (Conversion to flats)
100.T (Minimise Travelling)
101.T (Infrastructure Contributions)
104.T (Parking)
147.OS (Public Open Space)
191.IN (Social Infrastructure)

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'
- DM1 (Development Criteria)
- DM2 (Sustainable Development)
- DM23 (Transport)
- DM24 (Parking/Cycle Facilities)
- DM25 (Residential Development)
- DM29 (Internal Space Standards)
- DM32 (Public Open Space)
- DM35 (Community Infrastructure)
- DM37 (CIL/S106)

Supplementary Planning Document: Planning Obligations (2008)
Supplementary Planning Document: Environmentally Sustainable Development (2009)
Supplementary Planning Document: Character Area Appraisal- Eastleigh (2008)
Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Eastleigh Character Area

SPECIAL POLICY AREA

NA

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, trees, nature conservation, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed in the report.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of National Planning Policy Framework, saved policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011 and supplementary planning document. 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, Recreational Disturbance Mitigation and Public Open Space. The applicant has agreed to secure the contributions through a direct payment Section 106 Legal Agreement.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Principle of development

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 and guidance. Saved policy 72.H and emerging policy DM25 accepts the principle of creating new dwellings and will accept high density development in areas well served by public transport, services, and facilities.

Saved policy 85.H states that planning permission will be permitted provided for the conversion of detached, semi-detached and end of terrace dwellings to provide smaller units of accommodation provided they are over 100sqm in gross floor area. Further to which the policy has six criterion which proposals should be assessed against, these are:

1) Appropriate level of outdoor amenity space
2) Car parking to be visually unobtrusive
3) Proposed use of garden intensity should be carefully considered to avoid adverse effect on neighbours
4) Intrusive features such as external stairs should be sympathetically designed
5) Proposal must not adversely impact upon the character of the area
6) Car parking should be provided in accordance with relevant standards

An assessment of the proposal has led to the conclusion that the proposal meets five out of the six criterion.

Layout and design

The application is proposing the conversion of an existing two storey semi-detached dwelling into two flats. A pre-application enquiry was submitted where concerns were raised about the proposed layout in terms of appropriate stacking arrangements. The proposed kitchen of the first floor would be directly above the bedroom of the ground floor and would have an impact upon the living conditions of future occupiers, in terms of noise. Environmental health have commented on this which will be discussed in the residential amenity section.

Access for the first floor flat is proposed to be from the rear of the property which is considered acceptable.

Impact on the Character and Appearance of the Area

At the front elevation part of the garden will be used to accommodate additional parking

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

space. No other alterations are proposed therefore the property would still maintain its appearance as a single dwelling.

It is considered that there would be no detrimental impact on the character and appearance of the street scene.

Residential Amenity

The Quality Places SPD requires amenity space to be provided on the basis of at least 25m3 per unit. The total proposed amenity to be provided is 260m2 which is considered acceptable.

Environmental health have commented that the layout of the proposed development has the potential to impact on the amenity of both the future occupiers of the flats and the adjoining existing residential property. It has been suggested that a condition be used to ensure the development is to include the sound insulation measures proposed within the Design & Access statement.

Highways

Saved Policy 100.T and emerging policy DM23 expects development to be sited close to or well served by public transport, cycling and walking. This site is located close to Eastleigh Town Centre and is therefore considered to be highly accessible.

It was stated during the pre-application process that four parking spaces would need to be provided, and the plans with his application only showed three. Highways had put a holding objection and requested additional parking which they considered to be achievable by converting part of the front garden (no need to widen the access), but will need to be shown on revised plans with a condition ensuring they are implemented and retained for future use.

Amended plans were sought which show the additional parking, where highways asked for the plans to show the front boundary removed. It was considered that as the plans demonstrated that the required level of parking would be achieved it was not necessary to request these details, furthermore should the applicant wish to remove the front boundary they may do so without requiring planning permission.

Four secure cycle storage spaces are to be proposed which would meet the requirements of the Supplementary Planning Guidance: Residential Parking Standards (2009).

Refuse

Saved Policy 28.ES, emerging policy DM1, and the Quality Places SPD requires adequate provision of waste disposal/bins to be provided. Although the plans or the design and access statement do not state where such provisions will be located, there is more than adequate space in the rear garden for bins.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

The site falls outside the 5.6kn buffer zone for the Solent SPA. A contribution of £170 per dwelling is not required to mitigate the increased recreational pressure resulting from the development.

OTHER MATERIAL CONSIDERATIONS

Also of relevance 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.

CONCLUSIONS

The conversion of existing 3 bed dwelling to 1 no. 1 bed and 1 no. 2 bed flats with associated parking, bike/bin storage and amenity space, is an acceptable form of development which would not cause harm to the amenity of future occupiers or to the character and appearance of the surrounding area, in accordance with Eastleigh Borough Local Plan Review (2001-2011): saved polices 28.ES, 34.ES 59.BE, 72.H, 85.H, 100.T, 101.T, 104.T, 147.OS, 191.IN; Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM2, DM23, DM24, DM25, DM29, DM32, DM35, DM37;
Supplementary Planning Document: Planning Obligations (2008)
Supplementary Planning Document: Environmentally Sustainable Development (2009)
Supplementary Planning Document: Character Area Appraisal- Eastleigh (2008)
Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)