HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/15/77205

DESCRIPTION	Construction of 2.1m high oak gates, reduction in height & width of brick pillar, repointing & repair of boundary walls & removal of out-building at rear
ADDRESS	16 Mill Hill Botley Southampton SO30 2GY

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	800m2
TOPOGRAPHY	Very gentle upward slope from back of pavement (off Hamblewood) towards rear garden.
TREES	Some mature trees within site, but these should not be affected by the development.
BOUNDARY TREATMENT	High wall at rear which is in a poor state of repair.
SITE CHARACTERISTICS	End of terrace two storey house set in a large plot with garage and access to rear via Hamble wood.
CHARACTER OF LOCALITY	Mixed residential area close to the village centre.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/15/76693	Listed Building Consent: Construction of 2.1m high oak gates, reduction in height & width of brick pillar, repointing & repair of boundary walls & removal of out-building at rear	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No response
Listed Building and Conservation Officer	This work will tidy up the least attractive part of the property and stabilize the brick pier and wall that have been knocked about and left in an unsatisfactory stateo accelerating their demise. This is essential maintenance work that needs to be done before the bad weather sets in again.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	The actual work to the area of wall in the outhouse can be determined by a site visit when it has been exposed. The outhouse should be documented by photos and dimensions prior to removal and placed with the other house documentation for those who follow us.
Transportation & Engineering	My main concern was that if the owners had outwards swinging doors - which are not allowed over the highway - then there could be an obstruction for users of both the cul-de-sac and neighbouring residents, who themselves wouldn't be able to access / egress their garage if the gates were left open. However, I have checked the highway layer, and there is space for the gates to open without impacting on the highway, and if left open they would become a private land issue, not highway problem. Whilst the opening of gates will require a car to park on the highway, as you state, being at the end of a cul-de-sac, this should not be an issue in itself.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Grade II Listed building

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE, 169.LB & 174.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 & DM10 (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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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

POLICY COMMENTARY

character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Comments are noted				

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."

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 repointing and reduction in the height of the brick pillar/ wall is essential in order to remove the damaged section and the proposal will stabilise and preserve these features for the future. The work, along with the introduction of a 2.1m high oak gate, will make improvements to the least attractive part of the property and thus will enhance the setting of the listed building and wider conservation area.

- The proposal includes removing an existing outbuilding, which is in a poor state of repair and is not considered of significant historical value to warrant its retention. A note will be applied to the decision notice about recording the structure.

- No objection has been raised by the Council's Listed Building.

- The proposal includes the introduction of 2.1m high vehicle gates at the rear of the property. These gates are set back from the highway and open onto the end of a quiet cul-de-sac. As such the proposal will not pose a risk to highway safety and no objection has been raised by the Council's Transportation Team.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

- The nature of the restoration work means that there will not be an unacceptable impact on the amenity of neighbouring residents (by way of a loss of light, outlook or overlooking).

- 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 development complies with the requirements of Policies 59.BE, 169.LB & 174.LB.

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

Recommend Permit