REF. NO. R/14/75202

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Application for reserved matters pursuant to outline planning permission O/13/73014 for detached dwelling garage/carport, car parking and landscaping Land adj Peartree Cottage Winchester Road Fair Oak Eastleigh SO50 7HD

SITE VISIT DATE – Application site inspected 25th September and 5th December 2014.

ARE PLANS ACCURATE? – The submitted drawings allow a comprehensive assessment of the residential development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – In accordance with the Local Planning Authority's publicity of planning proposals all relevant neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a reserved matters application to the extant outline planning permission O/13/73014 for detached dwelling garage/carport, car parking and landscaping at land adjacent to Peartree Cottage Winchester Road Fair Oak Eastleigh.
SITE AREA	The application site has an area of 0.09 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	The application site has an area of 0.09 hectares.
TOPOGRAPHY	Application site is flat and level.
TREES	There are a group of broadleaf species situated to the rear of the application site, covered by TPO 771.
BOUNDARY TREATMENT	The application boundary treatment consists of the front west elevation comprising two metre high brick wall with gates located on the outside bend of the access track. The south boundary being a two metre high close boarded fence leading to a post and rail fence on the rear east boundary. Finally, the common boundary between the application site and Woodrow to the north is a two metre high brick wall.
SITE CHARACTERISTICS	Vacant overgrown parcel of land with significant tree coverage to the east portions of the application site.
CHARACTER OF LOCALITY	Crowdhill is a hamlet, set within open countryside, and north of the settlement of Fair Oak. The application site was formally part of the garden to Pear Tree Cottage and is located close to a number of residential properties and to a commercial area known as Vicarage Farm Business Park.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/18833/000/00	One dwelling on land adjoining Peartree Cottage, Crowd Hill.	Refused 24th August 1978

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/18833/001/00	Outline – erection of dwelling at land adjoining Peartree Cottage, Fair Oak.	Refused 19th February 1985 Appeal Dismissed13th November 1985
Z/18833/002/00	Residential Development – erection of four single storey dwellings after demolition of existing (Outline) at Peartree Cottage Winchester Road, Fair Oak.	Refused 12th January 1990 Appeal Dismissed 30th October 1990
O/05/54312	Outline: Erection of detached dwelling and garage and improvements to access off Hill Close. Land adjacent to Peartree Cottage, Winchester Road, Fair Oak.	3rd August 2005 Appeal Dismissed 29th March 2006
O/13/73014	Outline: Erection of detached dwelling with associated landscaping. Land adjacent to Peartree Cottage, Winchester Road, Fair Oak.	Grant Outline Planning Permission 23rd May 2014
R/14/75202	Application for reserved matters pursuant to outline planning permission O/13/73014 for detached dwelling, garage/carport, car parking and landscaping. Land adjacent to Peartree Cottage, Winchester Road, Fair Oak. Application subject of this report.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Fair Oak & Horton Heath Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection in principle. The proposed property is to utilise an existing access point serving a number of dwellings. Though the associated visibility splays appear to be slightly below standard, as an existing accessed utilised without incident, its use would be permissible in this specific case. In regard to aspects such as refuse collection, it is assumed the bin will need to be left at a frontal point of the driveway. This however should not be on the footway, and as such a bin storage point will be required. Plans do not show such a location, and so this should be added to revised plans along with the achievable visibility splays as outlined above.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	In regard to Developer's Contributions in line with the HCC Transport Contributions Policy, developer contributions are required as the proposed dwelling will attract additional multimodal trips to the local highway network. The detailed scheme does not accord with Southern Water requirements for diversion of foul sewers so not prepared to approve under reserved matters. Were the applicants advised of previous Southern Water comments on sewer diversion and location of soakaways? Comments in pervious response to outline planning permission O/13/73014 remain unchanged and valid for this proposal? Original comments on outline planning permission a follows; Attached plan of the sewer records showing the approximate position of the foul sewer and rising main crossing the site. The exact position of the foul sewer and rising main must be determined on site by the applicant before the layout of the proposed development is finalised. It may be possible to divert the foul sewer, so long as this would not result in no loss of hydraulic capacity, and the work carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Should the applicant wish to divert apparatus: 1. The 150mm diameter foul sewer requires a clearance of three metres, either side of the sewer to protect it from construction works and allow for future access for maintenance. 2. No development or new tree planting should be located within three metres either side of the centreline of the foul sewer and rising main respectively. 3. No new soakways should be located within five metres of a public sewer. 4. All other existing infrastructure should be protected during the course of the construction period. Alternatively, the applicant may wish to amend the site layout, or combine the combination a diversion with amendments of the site layout. If the applicant would prefer to advance these options 1 – 4 also apply. In order to protect/divert drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the Local Planning Authority in consultation with Southern Water, of the measures which will be undertaken to protect/divert the public sewers, prior to the commencement of development." Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. Request an Informative is attached to nay planning permission explaining this requirement.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are requires. This should not involve disposal to a public foul sewer.
Head of Countryside & Trees	Reviewed the requested arboricultural report and can confirm it provides the necessary information. Protective fencing must be erected for the duration of the development as per the Tree Protection Drawing.
Nature Conservation	The code for sustainable homes does not provide an assessment that will truly ensure enhancements as a result of the development. In this this case as valuable trees have been lost and are to be lost on site, the mitigation for ecological impact will need to be provided on a like for like basis to ensure that the habitat removed is replaced. The tree line was part of a wider network of trees and grassland associated with the gardens of the adjoining property. To ensure habitat fragmentation that has been is repaired I would recommend that a landscaping scheme be submitted incorporating a tree or hedgerow down one of the boundaries linking to the tree Line within the adjoining properties. Trees and shrub recommended within the assessment provide an appropriate species mix. The assessment goes on to recommend that the lawn will be turfed with a lawn mix which will be oversown with a lawn flowering mix. It is extremely unlikely that the flowers will colonise turf and the lawn will end up as an amenity lawn with invasive grasses only. To ensure wildflower rich grassland the grass must be stripped to the subsoil with a wildflower mix sown that include no invasive grasses. I would recommend that this is purchased from The British Trust for Conservation Volunteers as their seed will be of British provinance and gene pools will be kept true to indigenous species within the British Isles. I agree with the requirement to erect bird boxes and would also request that bat tubes are incorporated into the new dwelling. These enhancements will increase biodiversity within the site. To ensure the proposal above are incorporated into the site I recommend the following condition be attached to any permission granted A landscaping scheme will be submitted which comprises indigenous species throughout. This should include: • A species rich tree line or hedgerow linking into other tree lines adjacent to the site along one boundary and incorporating nut and berry bearing species. • A species rich grassland created as above within the lawn area. • The erection of bird and bat roosts and other enhancements such as feeding stations and bird baths Reason To ensure the maintenance and enhancement of biodiversity

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Established Designated Countryside

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

Eastleigh Borough Local Plan Review (2001-2011): 1.CO 6.CO 28.ES 34.ES 59.BE 101.T 147.OS &191.IN
Revised Draft Eastleigh Borough Local Plan 2011-2029: S1 S9 DM1 DM23 DM24 DM27 DM29 DM32 DM35 &DM37
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

- 14: includes a general presumption in favour of sustainable development and indicates that where the development plan is out-of-date, permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 17: sets out 12 core planning principles that include the need to take into account the different role and character and beauty of the countryside.
- 47: requires local authorities to maintain a 5-year supply of housing sites.
- 54: housing in rural areas should meet local needs.
- 55: housing in rural areas should be located where it will enhance or maintain the vitality of rural communities and avoid isolated homes in the countryside.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of development, impact on the character and appearance of this countryside location, residential amenity, highway matters and retention of protected trees.

COMMENT ON CONSULTATION RESPONSES

If a positive recommendation is forthcoming the request of consultees to impose relevant conditions will be considered.

COMMENT ON REPRESENTATIONS RECEIVED

This application did not generate any third party correspondence.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of saved policies 101.T, 147.OS and 191.In of the extant Eastleigh Borough Local Plan Review 2001-2011 and adopted supplementary planning document. Planning obligation contributions are sought to offset the impact of the development on local infrastructure. For this development contributions would be required towards Community Infrastructure, Sustainable Transport and Public Open Space. The appropriate contributions have been received prior to the determination of the outline planning permission..

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle

Outline planning permission O/13/73014 establishes the principle of the provision of a single dwelling and its vehicular access arrangements. This application for Reserved Matters pursuant to outline planning permission O/13/73014 concerns outstanding matters of appearance, scale, layout and landscaping.

Area Character & Layout

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, and loss of outlook, noise and fumes.
It should be noted that the plot size for a single dwelling is consistent with those of the dwellings which surround and visually contain it. The submitted drawings in support of the application clearly demonstrates that the site in terms of character and appearance can accommodate a two storey building which exhibits comparable characteristics with the more locally distinctive buildings in the vicinity. Furthermore, the application includes significant additional landscaping, particularly to the site's eastern boundary, resulting in no significant views being available from any public realm vantage point.
The submitted block and site plans in addition to the elevation demonstrates that the plot size, development ratio and building height and form are each compatible with the characteristics of the surrounding area. By replacing dereliction with a characteristic dwelling and higher quality landscaping than presently exists the proposed development will improve the character and appearance of the area when viewed from within the settlement.

Residential Amenity
The layout of the proposed development adopts a traditional approach, with open forecourt parking and landscaping to the front of the proposed dwelling and a private amenity garden area to the rear. The private amenity space provides above the required 60% of the illustrate footprint of the proposed dwelling. This layout respects the surrounding pattern of development.
In general terms of respecting the amenities currently enjoyed by the occupiers of nearby residential properties there is no material harm, due to the proposed layout approach adopted and the relationship between existing and proposed development.

Access & Parking
The proposed on-site parking access arrangements to the private track conform to standards. Whilst the existing access point to the heavily trafficked Winchester Road, appears to have visibility splays slightly below standards. It serves a number of other dwellings without incident. Thereby, its use by this proposed development being permissible in this specific case.

Drainage
The technical details of ensuring the proposed dwelling can be drained adequately in terms of foul and surface water can be controlled by the imposition of an appropriately worded planning condition included on outline planning permission O/13/73014. Taking account of the consultation response from Southern Water that a foul sewer and raising main cross the site relevant conditions and informative were incorporated into the outline planning permission final decision notice.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Environmentally Sustainable Development
The Local Planning Authority's Environmentally Sustainable Development – Supplementary Planning Document requires all new development to meet a particular level of Code for Sustainable Homes Assessment. In this instance code level 4 was controlled by the imposition of appropriately worded conditions to achieve this aim. In essence the submitted information demonstrates the appropriate condition can be met and thereby follows the thrust of saved policies addressing energy and climate change.

The proposal is considered to comply with relevant Development Plan policies and Central Government Guidance contained within the National Planning Policy Framework.

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.

CONCLUSIONS

For the reasons outlined in this report the recommendation is to approve the application.