HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74478

ADDRESS	154 High Street, Eastleigh, SO50 5LR
DESCRIPTION	Change of use of ground floor to 1no. 2 bed flat

SITE VISIT DATE	18/6/2014
ARE PLANS ACCURATE?	Yes, amended plans have been sought
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the change of use of ground floor to 1no. 2 bed dwelling
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• There is no boundary treatment the unit occupies a corner plot
SITE CHARACTERISTICS	• The site contains a two storey end of terrace building with residential above on the junction of the High Street and Grantham Road • The ground floor was occupied by a glass shop • At the rear there is a single storey storage area
CHARACTER OF LOCALITY	• The application site is in a residential area close to the town centre • The dwellings are predominately Victorian/Edwardian terraces in a regular grid format

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
Q/05/54107	Enquiry relating to Use Class	17/05/2005
Z/11241/002/00	Secondary vehicular access to rear of shop from Grantham Road	Granted 17/12/1975

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT

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12 Grantham Road	There is currently a residents parking scheme along the whole of the length of this property and therefore any garage would not have right of access unless the parking regulations were amended as residents currently have the right to park in front of the proposed garage. Any change to the parking regulations would require further consultation.

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
Transport policy	Holding objection Two on-site vehicle parking spaces will be required, more important in this case as any future residents will not be entitled to any residential parking permits. Revised drawing is required to show a bigger garage door to demonstrate suitable access for two vehicles. Transport contributions will not be required, there would be a cost to remove the 'Keep clear' markings.
Highways	Comments as transport policy as well as the need to demonstrate where the bins will be stored. The red line excludes the forecourt which is proposed to be converted into a front garden and is legally part of the site.
Environmental Health	No objection, attach hours of demolition and no burning condition

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): • 28.ES (Waste Collection/Recycling), • 34.ES (Sustainable Development) • 59.BE (Development Criteria) • 72.H (Density) • 85.H (Conversion to flats) • 100.T (Minimise Travelling) • 101.T (Infrastructure Contributions) • 104.T (Parking)

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

- 147.OS (Public Open Space)
- 191.IN (Social Infrastructure)

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029

- 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 – ELAC 15

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

Highways and transport policy – the applicant has been asked to revise the drawings to

COMMENT ON CONSULTATION RESPONSES

show a bigger garage door suitable for access for two vehicles. Also the site location plan has also been asked to be amended to take into account the forecourt which is in the applicants ownership and demonstrate where the refuse storage would be.

Environmental Health – the conditions that have been requested are not considered necessary.

COMMENT ON REPRESENTATIONS RECEIVED

Occupier of 12 Grantham Road – the comments received are not material planning considerations.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of Circular 05/05 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 and Public Open Space. The applicant has been made aware of this.

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

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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. The proposal shall be discussed with regards to saved policy 85.H in in the following sections.

Layout

The application is proposing the conversion of an existing commercial unit to a residential unit. The layout has taken into account the need for outlook and light, thus the living space except the dining room are proposed to be sited looking onto Grantham Road which allows for natural daylight. The internal arrangement is considered to be well proportioned and meets the requirements of internal floor space as recommended by emerging policy DM29 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029. The policy requires that a two bedroom flat should provide a minimum of 66sqm; the proposal would provide 88sqm.

The existing storage area is proposed to be converted into parking space for two vehicles, there is a concern that no amenity space is proposed and that the plans do not indicate where the refuse facility will be located; these shall be discussed in the relevant sections.

Impact on the Character and Appearance of the Area

There will be some minor elevational alterations to allow the conversion. Highways have commented that the red line is drawn incorrectly and does not take into account the forecourt which is proposed to be a small garden, and is in the applicants ownership. The applicant has been requested to amend the site plan to demonstrate this which has been received and is acceptable.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The applicant is proposing the front forecourt to be used as a small garden similar to neighbouring properties, which will also provide for an area for recycling and waste provision.

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

Residential Amenity

No private amenity space is proposed, and whilst new residential units would be required to provide such a facility, it is acknowledged that the site does not have an existing rear yard which could provide for such a facility. Furthermore the site is located very close to the town centre which has open space therefore such a provision on this occasion is not necessary.

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. The site is within the urban edge, minutes of a regular bus service, cycle routes and is accessible by foot. This site is located close to Eastleigh Town Centre and is therefore considered to be highly accessible.

Transport policy have commented that two on-site vehicle parking spaces will be required, more important in this case as any future residents will not be entitled to any residential parking permits. A neighbour has also commented that the occupiers of the property will not be entitled to permits and that here is currently a residents parking scheme along the whole of the length of this property and therefore any garage would not have right of access unless the parking regulations were amended as residents currently have the right to park in front of the proposed garage. Any change to the parking regulations would require further consultation.

In this instance the garage is sufficient to provide off road parking for two vehicles, furthermore the issues raised are not planning matters and cannot be considered when discussing the merits of this application. These issues would have to be dealt with the Councils highways department, and with regards to the issue of people parking across the garages, this is a civil matter.

Highways have requested that revised drawings to show a bigger garage door to demonstrate suitable access for two vehicles, and transport contributions will not be required, there would be a cost to remove the 'Keep clear' markings.
Amended plans have been submitted which show that the garage door and the dropped kerb widened which have been confirmed as being acceptable.

Two secure cycle storage spaces would be required for this proposal which would be provided in the garage.

Refuse

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Saved Policy 28.ES, emerging policy DM1, and the Quality Places SPD requires adequate provision of waste disposal/bins to be provided. The front garden is where refuse is proposed to be located and in this circumstance is considered acceptable as the other properties being terraces also keep their refuse storage in the front garden as it's the only accessible place.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029. 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

It is considered that the change of use of the ground floor to 1no. 2 bed dwelling 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, 100.T 101.T, 104.T, 147.OS, 191.IN; Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 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)

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