HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75941

DESCRIPTION	Erection of detached triple garage with work room above
ADDRESS	Hurley Heights Dodwell Lane Bursledon Southampton SO31 1AB

SITE VISIT DATE	Application site inspected 24th February 2015.
ARE PLANS ACCURATE?	Yes. Amended plan received 24/02/2015 showing existing outbuildings on site.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	In accordance with the Local Planning Authority's publicity of planning proposals, all relevant neighbours have been made aware of this planning proposal.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of detached triple garage with work room above and 2no. dormer windows to front. Garage 9.50m long x 6.30m deep x 6.30m high.
TOPOGRAPHY	Ground level drops down towards the southern and western boundaries. The area proposed for the garage is the highest area of the site.
TREES	Tall mature trees surround the site
BOUNDARY TREATMENT	There are tall mature trees along all site boundaries and close boarded fencing. There are two gated entrances to the site off the lane leading to the house.
SITE CHARACTERISTICS	Detached two storey property set in a large triangular shaped plot with off road parking to the front of the site. The house has previously been extended. There are several detached timber outbuildings within the garden area. The house is in an elevated position overlooking the motorway.
CHARACTER OF LOCALITY	Countryside location off a small lane. There are some other large detached properties nearby.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
33395/000	Construction of first floor front and side extension, improve driveway and replacement double garage	Permit 10/10/94
33395/001	First floor front and side extensions and replacement double garage	Permit 07/03/00
33395/002	First and two storey side and rear extensions and single storey front extension, and new access and driveway onto Dodwell Lane following demolition of existing garage	Permit 23/04/03
F/06/57575	Single storey side extension	Permit 01/09/06
F/06/58232	Single storey side extension (revised design)	Permit 23/11/06

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75527	Alterations & erection of single storey side, front & rear extensions	Permit 06/01/15

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	No third party correspondence generated by this planning proposal.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	Do not object, subject to a covenant restricting further development into a dwelling
Head of Transportation & Engineering	Transport Policy Officer – No objection Engineer – No objection
Hampshire Gardens Trust	No response
Countryside and Trees	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Outside Built-up Area Boundary. Within Countryside

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 1.CO, 3.CO, 9.CO, 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'
- Policies S9, DM1, DM24, DM26.

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

CHARACTER APPRAISAL AREA

Not applicable, outside the Urban Edge.

SPECIAL POLICY AREA

The site is not in a special policy area.

NATIONAL PLANNING POLICY GUIDANCE

Of particular relevance to this application are both paragraph 17 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

NATIONAL PLANNING POLICY GUIDANCE

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. In addition, Paragraph 109 states that “the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes”.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to impact on the character and appearance of his area of countryside, residential amenity, highway matters and any implication on nearby trees.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
NO objection response from the Head of Transportation and Engineering noted.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X			

PLANNING OBLIGATION/CONSIDERATIONS

An application of this nature does not warrant any Planning Obligations to offset the impact of the proposed development on the local infrastructure.

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved Policy 1.CO aims to protect the countryside within the Borough and states that development will not be permitted outside the urban edge unless for agriculture, forestry, horticulture, outdoor recreation, essential public utilities or if it meets other criteria within the Local Plan.

Saved Policy 3.CO states that planning permission will only be permitted for appropriate development in a local gap, if: (i) it cannot be acceptably located elsewhere; and (ii) it would not diminish the gap, physically or visually.

Saved Policy 9.CO relates to domestic extensions to existing dwellings within designated countryside. This policy states that extensions within countryside will only be permitted if they meet certain Criteria, namely not subject to agricultural occupancy condition, the development must not be likely to facilitate the subdivision of the property into more than one dwelling, the development does not result in the property being disproportionate in size to surrounding properties and the design does not materially worsen the impact of the dwelling on the surrounding countryside.

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.

Surrounding Character & Appearance

The application site is a large triangular shaped plot located at the beginning of a small country lane. The lane rises up alongside the boundary of the site. The house is in an elevated position with the grounds dropping down towards the southern and western boundaries. The house itself is detached and has been extended several times, the latest application being permitted in January this year. The other properties in the area are also positioned in large plots. The site has tall mature trees around the edges and a high close board fence with gates along the boundary to the lane. Overall this section of Dodwell Lane exhibits a rural character with mature trees dominating the skyline and isolated dwellings situated within large plots of land.

Site History

The property has had several extensions permitted in the past. In 2006 two planning applications were considered F/06/57575 single storey side extension, for this application the red boundary line was shown around the curtilage of Hurley Heights only, not the area of land to the north between Hurley Heights and Hibernia. When F/06/58232 single storey side extension (revised design) was submitted some months later the red line had been extended around Hurley Heights and the land to the north. Similarly this was the case when application F/14/75527 for alterations & erection of single storey side, front & rear extensions was permitted in January 2015. Again, this current application identifies the red boundary line to the southern boundary of the ajacent property, Hiberina. The Local Planning Authority by not questioning this discrepancey, accept the the red boundary line around the whole site implicitly agreeing to this area of land between Hurley Heights and Hibernia is within the domestic curtilage of Hurley Heights.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principal of Development

In strictest planning policy terms the application site is located within open countryside and forms part of the Local Gap separating Bursledon to the south from Hedge End to the north. Accordingly, saved Policy 1.CO forwards the presumption against non-essential development in the rural environment unless a countryside location is required for the purposes of agricultural, forestry or horticultural. Furthermore there is no requirement for outdoor recreation use or for the provision of public utilities. Finally, this report will further qualify that the proposed development similarly fails to meet the criteria in other saved policies in the local plan. The proposed development fails to meet any of the provisions and is therefore contrary to saved Policy 1.CO. It should be acknowledged that the final sentence of this policy is breached, "The extension of private gardens into the countryside will not be permitted." However, for the reasons explained in the "Site History" element of this report, this matter has been resolved.

Character and Appearance

The proposal is for a relatively large free standing structure which will be remote from the host dwelling in an area which is designated as Countryside and Local Gap. Taking onboard the topography of the application site it is considered that the proposed garage/work room would be visually prominent in a rural setting contributing to the urbanization of the area. There is currently a proliferation of other structures within the site including a games room, gym, store shed, play-house, storage containers and hard surfacing, the proposal will further increase the cumulative impact on the Countryside and diminish the Local Gap. The proposed building would be positioned at the highest part of the site on the boundary with 'Hibernia' and would infill the gap between the house and garage at 'Hibernia' creating a block of buildings which would appear unduly dominant materially worsening the visual impact on the Countryside and Local Gap location. Thereby being contrary to the thrust of the National Planning Policy Framework to enhance the natural and local environments and saved Policies 3.CO and 59.BE aimed at ensuring proposed development does not diminish Local Gaps, physically or visually and is in sympathy with character and appearance of the locality.

Whilst saved policy 9.CO refers to extensions to existing dwellings in the countryside. Although the proposed development is not an addition to the dwelling Hurley Heights, it has to be considered as such because it represents an enlargement of the accommodation related to the domestic use of the application site. It is understood the house Hurley Heights is not subject of an agricultural occupancy condition. The proposed garage is the size of a small bungalow and could be converted to a dwelling. The proposed garage is large has two storeys and a separate access so could be converted to a separate dwelling This may not be the intention of the current applicant, but could nevertheless be an option by subsequent owners of the property, which is specifically contrary to saved Policy 9.CO.

There is no matter of the main dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot on the basis the application does not relate to an addition.

The design, height, scale and footprint are considered to be excessive in the context of the scale and appearance of the host dwelling and its countryside setting. The garage will not have the character and appearance of a subservient outbuilding but more of a small bungalow. Although this is not an extension, it does represent an enlargement of the domestic use of the site, increasing the built footprint on the plot. Thereby, materially worsening the impact of the built form on its immediate surroundings and the countryside, contrary to saved policy 9.CO.

Residential Amenity

The proposed development will not have any material adverse impact on the residential amenities

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

currently enjoyed by the occupiers of neighbouring properties.

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

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

The proposal is considered to conflict with the provisions and aims of the relevant policies within the Local Plan and is recommended for refusal