HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68122

DESCRIPTION	Retrospective: Erection of detached garage at rear (amended design)
ADDRESS	5 Glenn Road West End Southampton SO30 3FS

SITE VISIT DATE	Various including 21/12/2010
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The retrospective proposal is for a pitched roof garage to be positioned in place of a previous garage. The garage will measure 3.4m in width by 6.9m in depth with a height of 3.5m to the ridge at the front and 3.9 at the rear as the land slopes away. A previous garage of slightly smaller proportions was approved in this position with the current garage being constructed to a larger footprint than that approved.
TOPOGRAPHY	Ground slopes to the rear (north) and to the east resulting in the application property sitting lower than the adjacent property to the west, No3 Glenn Road. Both properties have floor levels higher than ground levels outside with the difference between the ground level where the garage is proposed and the floor levels of the adjacent property being approximately 1.0m.
TREES	None to be affected.
BOUNDARY TREATMENT	No current side boundary treatment between application site and No3 Glenn Road. 1.8m fence along rear and remaining side boundaries. Predominantly open frontage.
SITE CHARACTERISTICS	Detached bungalow sat within a modest plot. Property has previously been extended to the rear. Previous single detached garage demolished.
CHARACTER OF LOCALITY	Residential properties within Character Area HEWEB17 characterised by detached bungalows and chalet bungalows with a fairly uniform building line. Many properties have been extended and there are several examples of single attached garages.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/65769	Erection of detached garage at rear	Permitted Oct 2009

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
S Fry & L Port 9 Glenn Road	• Object to proposal • Overbearing impact on their property • Far too long for a garage, with the appearance of a small house • Side window overlooks property • Roof blocks out sunlight to garden • No need for a garage this size

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	• No objection
BAA	• No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 17

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments noted				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

Other …The issues raised regarding loss of privacy, lack of sunlight and overbearing impact are discussed in the assessment section below.

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.

Principle & history

The site falls within the urban edge and an established residential area. The principle of a domestic garage is therefore acceptable subject to the detailed design and relevant material considerations.

An existing approval for a garage of slightly smaller proportions is still valid for this site – see file for plan. This approval is considered to be a significant material consideration.

Residential Amenity

Due to the differences in ground and floor levels between the site & no.3 Glenn Road, together with the scale and design of the proposed garage, there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook or overbearing impact. The proposal complies with the light tests within the Council's Supplementary Planning Guidance: Residential Amenity on the Borough of Eastleigh. A condition can be imposed to restrict the insertion of windows in the side elevation of the garage facing No3 Glenn Road, to protect the privacy of the occupiers of this property. The window on the elevation facing east does allow overlooking of the rear windows of the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

adjacent properties – Nos9 & 11 Glenn Road. Although the distances of these properties are 25m & 21m respectively, due to the height difference and size of the window it is considered to result in a material increase in overlooking. A condition can be imposed to restrict this window to be obscured with no insertion of additional windows.

Character & appearance/Impact on street scene

The size and design of the garage is considered to be appropriate in the context of the scale and character of the property and will be replacing a garage of a similar design which has already been demolished. There are several examples of similar garages to that proposed within the locality and it is therefore considered that it will have no detrimental impact on the existing street scene. The gradient of the ground does result in the height from the ridge to the ground being nearly 4m towards the rear of the garage but this is not considered to result in an overbearing or visually intrusive impact on neighbours.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommendation is to approve.