REF. NO. C/17/80102

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of 1.5m high wall to site entrance. 16 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

SITE VISIT DATE – 27/03/2017

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes and site notice displayed

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide a more formal entrance.
SITE AREA	Approximately 1000sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	There is a modest slope down from west to east across the site, although the eastern garden boundary does drop away very steeply down to the Crowsport Estate road.
TREES	There is a very large Oak tree on the eastern garden boundary which is subject to a tree preservation order, together with some smaller trees around the site and in neighbouring gardens, none of which would be impacted by the proposed works.
BOUNDARY TREATMENT	All site boundaries, other than the eastern garden boundary are marked by 1.8 – 2.0 metre timber fences. The eastern boundary is planted but fairly low allowing clear views of the Hamble River.
SITE CHARACTERISTICS & CHARACTER OF LOCALITY	The current dwelling has recently been completed and replaced one of 25 original bungalows which were constructed in the mid-1930s in the simple Bauhaus style of white rendered walls and flat roofs behind a parapet by the architect Robert Cromie, who was better known for designing Art Deco cinemas.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/16/78927	Construction of four bedroom two storey dwelling with first floor roof terrace & external access stairs (amended design to approval C/15/77331 - part retrospective).	Approved Sept 2016
C/15/77331	Single storey extensions, porch canopy and first floor extension including balconies and parapet walls creating additional living accommodation.	Approved Jan 2016

REF. NO. C/17/80102

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/10/67080	Construction of detached games room, following demolition of garage & felling of Ash tree.	Refused Jun 2010
Z/15305/004/00	Construction of single storey front extension.	Approved Jul 1998
Z/15305/003/00	Single storey extension to south elevation.	Approved Jul 1990
Z/15305/002/00	Erection of a utility room and porch.	approved Apr 1984
Z/15305/001/00	Addition of study and porch to existing.	Approved Mar 1984
Z/15305/000/00	Extensions to existing dwelling and erection of boat store and garage.	Approved Sep 1974

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Sefton – 30 Crowsport	Concern that the scale of the wall and its appearance is too commercial.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	This proposed wall with lettering and numerals on is more appropriate to the character of the Crowsport Estate than the iron railings that were there at the time of application but are no longer. It will be a good counterpoint to the natural stone wall on the other side of the drive. Presumably what we see in front is ground cover planting which would be a good solution to the space between the wall and front boundary line.
HCC Highways	No Objection is raised in regard to highways. The proposed wall is set back within site to an adequate distance, and this will ensure visibility splays are unaffected when compared to the existing situation – indeed there may actually be an improvement. It is however requested that a condition is applied to ensure that the grassed area in front of the proposed wall does not end up with landscaping that could eventually obstruct visibility both to the dwelling, but also Marina Drive onto Satchell Lane. The maximum height of any landscaping should not exceed 0.6m in height.
Hamble-le-Rice Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Within Special Policy Area

REF. NO. C/17/80102

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 25.NC, 59.BE, 104.T, 169.LB & 184.LB

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 DM1, DM9, DM10 & DM24

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Hamble Conservation Area Appraisal

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date planning permission should be granted unless the adverse impacts of the development would outweigh the benefits; or specific policies in the Framework indicate development should be restricted (paragraph 14). Local plan policies that do not accord with the NPPF are now deemed to be "out-of-date". The NPPF requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In other words the closer the policies in the plan accord to the policies in the Framework, the greater the weight that may be given.

Paragraph 56 of the NPPF states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

It goes on to say in paragraph 64 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."

It also states in paragraph 137 that, "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

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 that proposed, its layout, design and impact upon the street scene and character of the surrounding area, the amenity of the area and neighbouring properties, highway safety and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Comments and recommended conditions noted.

COMMENT ON REPRESENTATIONS RECEIVED

See below.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

> *"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".*

In this case policy issues for consideration include:

Principle – 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. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes.

Given that the application site is within the Hamble Conservation Area, saved Policy 169.LB of the Local Plan will also need to be taken into consideration. This requires any development within a designated conservation area to preserve or enhance the character or appearance of the conservation area or its setting, to not detract from the character of the area or street, be appropriate in terms of its mass, scale, design and materials, and to be sympathetic to existing buildings and the particular character of the area. These requirements are reiterated in Policy DM10 of the Submitted Local Plan.

Saved Policy 184.LB relates specifically to the Crowsport Estate and states that "development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development."

Also of relevance is the 'Hamble Conservation Area Appraisal' Supplementary Planning Document, which provides specific guidance with regards to development within the Crowsport Estate. It states that:

> "In order to preserve its unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the estate and has:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

- roof forms that are flat with parapets;
- walls that are of white render;
- windows that are of a simple rectangular form without glazing bars; and
- first floor extensions that do not exceed 50% of the area of the ground floor."

Layout, Design, Street Scene & Area Character – As mentioned by the Borough's Conservation Officer, the proposed white rendered wall is considered to be much more suitable than the previous metal railings and far more appropriate to the style and character of the Crowsport Estate. The comments raised with regards to the scale of the wall and it appearing too commercial are noted but not considered to be a cause for concern. The wall is lower in height than the adjacent neighbouring stone wall and being only over a short length will have no significant impact upon eth street scene or the character of the conservation and special policy areas. As such it is considered to meet the requirements of saved Policies 59.BE, 169.LB & 184.LB of the adopted Local Plan and the Council's 'Quality Places' and 'Hamble Conservation Area Appraisal' SPDs.

Amenity & Highway Issues – The proposals do include an illuminated "16 Crowsport" which if too bright could result in some amenity or highway safety issues. However, with a suitably worded condition to limit the luminance of the sign, these potential issues can be resolved.

The comments made with regards to the height of landscaping are noted and a condition restricting the height of any planting to 0.6 metres or less is included.

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.

The site falls inside the 5.6km buffer zone for the Solent SPA but a contribution is not required to mitigate the increased recreational pressure resulting from the development as it will not result in any additional dwelling units.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 given above, the application is recommended for approval subject to conditions.