REF. NO. F/13/72526

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Provision of new dropped kerb and driveway 139 Twyford Road Eastleigh SO50 4HL

SITE VISIT DATE – Application site inspected 18th July 2013

ARE PLANS ACCURATE? – The submitted application and limited supporting application allows an assessment of the 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	Formation of dropped kerb onto Twyford Road serving the residential property number 139 Twyford Road.
SITE AREA	Not applicable
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not applicable
TOPOGRAPHY	Application site is flat and level.
TREES	A mature lime tree located in the grassed amenity directly in front of the application house.
BOUNDARY TREATMENT	Front boundary to application site consists of 1.5 metre wooden paling fence with similar height vegetation growing on the inside of the boundary treatment.
SITE CHARACTERISTICS	Semi-detached house set within a mature garden area addressing the heavily trafficked Twyford Road.
CHARACTER OF LOCALITY	Large area of Inter-War housing in grid iron form located west of Twyford Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	This application site has not generated any planning proposals.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No third party correspondence generated by this planning application.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineers	Holding Objection. For an access to pass onto site, tree roots may be affected and construction will need to take account, (suggest consult Tree Officer). Additionally, the canopy of the branches is low and will require cutting back and maintenance. Further drawings required to show the tree and that visibility splays of

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	2.4 metres by 43.0 metres can be achieved taking account of the tree. From viewing the site it appears achievable and an existing vehicle will have adequate sight lines. If these issues prove to be a problem, the applicant could investigate "a shared access" with the neighbouring properties existing access arrangements. Tree in the verge classified as a "highway tree".
Head of Countryside and Trees	At this stage objection raised on the grounds that no arboricultral information has been submitted. The application even states there are no trees within falling distance of the proposed development, which is not correct. A mature lime tree is growing on Hampshire County Council land being adjacent to the proposal. The driveway would have an impact on the tree. Suggest arboricultral is sought and review "no dig" solution that would cause harm to the tree.

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): Saved Policy 59.BE (New Development)
Pre submission Eastleigh Borough Local Plan 2011-2029: Policy DM1 (General Criteria for New Development)
Character Area Appraisal – Eastleigh ELAC 5

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to highway safety and protection of trees.

COMMENT ON CONSULTATION RESPONSES

The matter of the mature lime will be fully explored in the "Assessment of Proposal" section of this report.

COMMENT ON REPRESENTATIONS RECEIVED

No third party correspondence generated y this planning application.

PLANNING OBLIGATION/CONSIDERATIONS

On the basis of the nature of this application, contributions are not sought to mitigate the impact of the development proposed on the local infrastructure.

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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, protection of trees, 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.

Highway Matters

The assessment of the application turns upon the acceptability of the proposed pavement crossing including the dropped kerb. In principle in terms of highway safety, the Head of Transportation and Engineering believes a safe vehicular access point can be provided. But requires further drawings to confirm the required residential visibility splay of 2.4 metres by 43.0 metres can be achieved.

Tree Matters

Furthermore, in view of the relationship between the proposed development and the highway verge mature lime tree, there is potential threat to the life expectancy of the tree. Again, further detailed arboricultral guidance is required on the method of dig to create the vehicular drive and access point. This matter is

Unfortunately, due to the limited information available on the matters of visibility splays and tree protection measures Officers are unable to support this proposal. This being reinforced by the guidance contained within the Character Area Appraisal for Eastleigh – ELAC 5 requires the retention of "the wide grass verges and associated semi-mature/mature broadleaved tree planting."

For these reasons the proposal is considered to conflict with relevant Development Plan policies and National Planning Guidance.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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.

CONCLUSIONS

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