HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. X/15/77042

DESCRIPTION	Variation of conditions 7 & 8 of planning permission F/12/71002 for replacement of mobile home with detached 2-bed bungalow and associated parking, bin and cycle store to allow code level 4 requirements for water & energy only
ADDRESS	Broadoak Stables, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA

SITE VISIT DATE	
ARE PLANS ACCURATE?	Only a site location was submitted
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is seeking for the variation of 2 conditions relating to
TOPOGRAPHY	• Holding comprises 3.2 hectares
TREES	• None
BOUNDARY TREATMENT	• The principle boundary addressing Mortimers Lane consists of a substantial mature boundary hedgerow. Similarly, the overall holding is bounded by mature hedge.
SITE CHARACTERISTICS	The land comprising the holding extends to just less than 4 hectares and was acquired by the applicant in November 2002 as agricultural bare land. Along the western boundary is an animal sanctuary comprising of a large domestic bungalow and various outbuildings, stables, dog kennels ancillary to the use of the site as an animal sanctuary. The boundary is well screened by very mature trees and hedging; to the north and east boundaries are rolling fields. The front of the application site, the south elevation runs parallel with Mortimers Lane and again is well screened with a mixture of hedging and trees. Vehicular access is via a service road which additionally serves the animal sanctuary. The current stable buildings and mobile home stand to the front of the site running along the frontage to Mortimers Lane. All the training and grazing facilitates are located to the rear of these buildings and area defined by timber fencing.

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	The application site is located within open countryside, characterised by rolling green fields with parcels of land bounded by hedgerows and mature deciduous trees. Scattered along the length of the heavily trafficked Mortimers Lane is clusters of agricultural buildings and sporadic housing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16572/006	Erection of Stable Block, Haystore, Paddocks and Ménage Area with parking for three cars.	Permitted STCs 29th April 2003
F/04/51356	Erection of mobile home for a temporary period of five years.	Withdrawn 31st August 2004
F/05/53526	Temporary siting of mobile home for three years to house an equine manager.	Temporary Planning Permission Expiring 13th May 2008
F/10/66829	Replacement of mobile home with detached three bed chalet dwelling.	Permit STCs 14th July 2010
F/12/71002	Replacement of mobile home with detached two bed bungalow and associated parking, bin and cycle storage. (Amended Design)	Granted 4th January 2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	None received

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 policies 1.CO (Protect Countryside) 6.CO (Occupational Dwellings) 59.BE (New Development) 92.T (Transport Contributions) 101.T (Transport and New Development) 147.OS (Public Open Space) 191.IN (Developer's Contributions)

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, Policies DM1 (New Development) DM2 (Environmentally Sustainable Development) DM23 (Transport Contributions) DM24 (Parking) DM27 (Occupational Dwellings) DM37 (Infrastructure) (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'

Supplementary Planning Document; Environmentally Sustainable Development
Supplementary Planning Document; Planning Obligations

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

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.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Saved Policy 34.ES only grants planning permission for proposals which make an appropriate contribution towards the Government's target to reduce levels of carbon dioxide and other greenhouse gases in the atmosphere by:
i. ensuring the use of the most sustainable construction materials and construction methods;
ii. minimising the energy demands associated with the occupation of the development by using energy efficient equipment and incorporating high levels of insulation; and
iii. maximising the proportion of energy that is generated from renewable sources.

The original sustainability conditions were imposed in line with the Council's Environmentally Sustainable Development SPD. However, following a Written Update to Parliament from the Secretary of State for Communities and Local Government on 25th March 2015 and the coming into law of the Deregulation Act on 26th March 2015, the outcomes of the Housing Standards Review has come into force that partly relate to sustainable design standards. The outcome of the review has meant significant changes for the implementation of the EBC Environmentally Sustainable Development Supplementary Planning Document (ESD SPD).

Local Planning Authorities are no longer able to grant planning permission requiring compliance with specific standards in the Code for Sustainable Homes. However, Local Planning Authorities are able
to continue applying energy standards which exceed the Building Regulations (i.e. at Code 4 standard) until the 'Zero Carbon Homes' policy comes into force in late 2016.

It is Eastleigh Borough Council's position to continue to require specific standards of water efficiency as well, given our existing policy requirement in the ESD SPD is for Code 4 where there is a mandatory water consumption standard to be met. The combined energy and water standards are to be secured through standard conditions at design stage and post-construction stage

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 application is recommended for approval.