Notes to Planning Appeal

Plannning Application No. F/17/79839

Construction of Detached Garage with first floor office/storage above at Green Acres Blind Lane West End Southampton SO30 2HJ

Eastleigh Borough Council refused the above planning application on 8 March 2017, citing the grounds for refusal as:

"The proposed detached garage owing to its height, scale, and siting, is considered to be an unsubservient and obtrusive visual feature which will appear unduly visually prominent from surrounding views and notable overdominant of the property frontage to the detriment of the character of the Blind Lane street scene and the surrounding countryside. The proposal is therefore deemed to be contrary to Saved Policies 9.CO and 59.BE of the Eastleigh Borough Local Plan Review, Policies S9, DM1 and DM26 of the Submitted Eastleigh Borough Local Plan 2011-2019, and the provisions of Section 7 of the National Planning Policy Framework.

The Applicant wishes to appeal the above findings on the following grounds:

1. The quoted policies by their nature require the subjective view of the planning officer. We believe that subjective view is incorrect.

2. The height has been criticised but this is the minimum height which can be used to create a usable office above and for the reasons set out in the design and access statement provided, an office is essential to fully utilise the agricultural holding forming part of the site.

3. The scale of the garage gas been criticised but this is in keeping with the scale of the dwelling which it will serve. We appreciate that a triple garage would be out of scale to a smaller dwelling, but the dwelling in question is substantial and a smaller garage would be out of keeping.

4. The siting of the garage has been criticised but the applicant has no other position available. Five metres to the east is a government oil pipeline which roughly follows the line of the footpath shown on the plans to the application. Nothing can be built within three metres of that pipeline. To the west there is an area between the house and the road which could accommodate a garage but this would add to the size of the house, which the application was trying to avoid given the views of the Council on a previous application to extent the dwelling in this area.

5. The siting of the garage also serves to add privacy to the dwelling. It is on a corner and at night car lights shine directly into the kitchen of the dwelling. During the day cars sound their horns when rounding the corner. The siting of the garage is intended to give some screening for both sound and light to the applicants family.

6. The garage is referred to as "*unsubservient and an obtrusive visual feature*" but we would argue that whilst this would be the case with a smaller dwelling, it is in fact necessary for it to be of a certain size due to the size of the dwelling and that it sits on a 5 acre plot. To build a smaller garage would be both impractical for the dwelling and also out of keeping with the size of the dwelling.

7. It is stated that the garage would be "*overdominant of the property frontage, to the detriment of the character of the Blind Lane street scene*" but we would argue that given the house sits on its own surrounded by fields, the house is the street scene. The other houses in the road are not part of the same street scene and all differ in design having been build at different times, and indeed the closest neighbour (Costalot Stables) is a mobile home behind a large pillared and gated driveway.

The following photos will hopefully assist in the decision making process:



Photo 1 – taken from field behind house (Moorgreen Farm so no public access from this view). The garage would not be visible from this angle due to slope of field.



Photo 2 – Blind Lane. Not visible due to slope in road.



Photo 3 – view from Blind Lane closer to property. Concealed due to hedge both on foot and with vehicles. Would be visible from high vehicles but large vehicles (over 7.5 tons) are not permitted on Blind Lane.



Photo 4 – view from Blind Lane (very close to property but still only roof visible).



Photo 5 – view of entrance to property. The addition of an oak framed garage is intended to shield the house from the road and soften the street scene with natural wood which will grey over time and blend with the surrounding trees. Note previously the whole area was overgrown and the house was completely shielded by undergrowth.



Photo 6 – further street scene



Photo 7 – view from footpath (house marked with arrow)



Photo 8 – view from footpath (house marked with arrow)



Photo 9 – view from Bubb Lane (house marked with arrow)

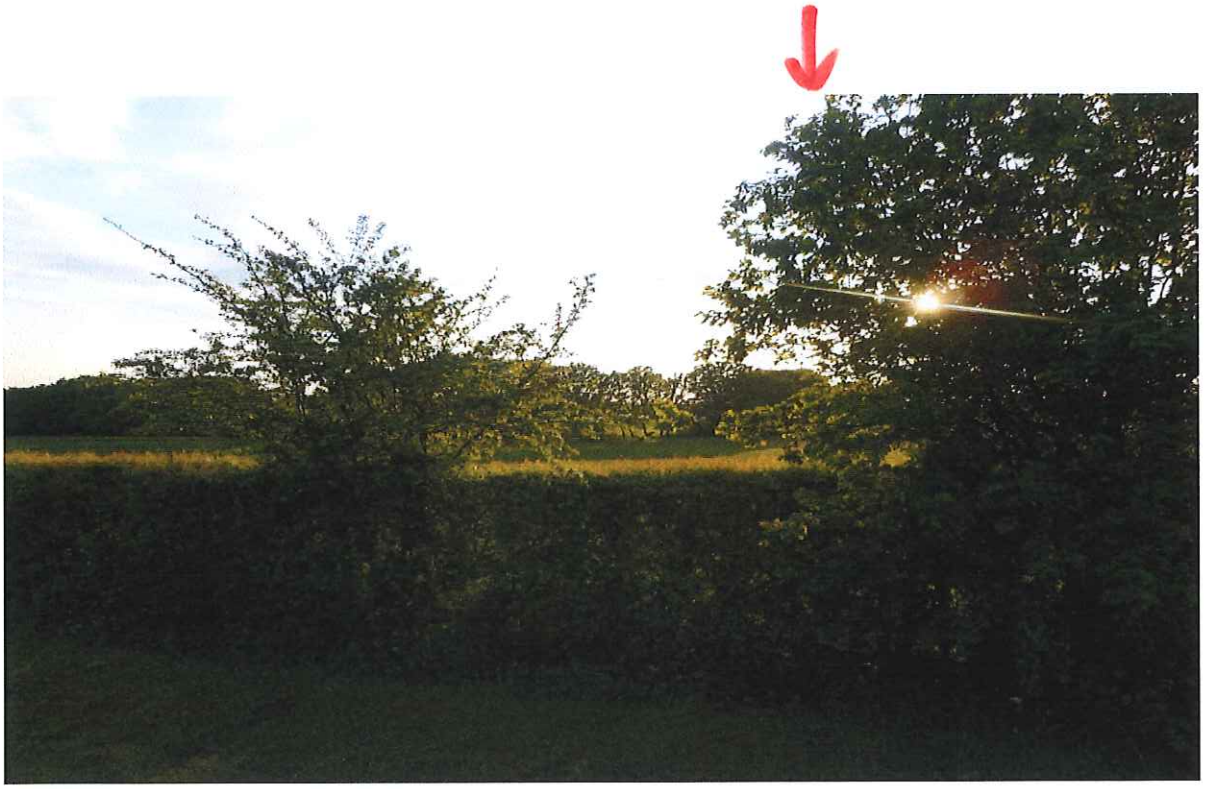

Photo 10 – view from Denhams Corner roundabout (house marked with arrow)



Photo 11 – view from footpath. Once building work is finished it is intended to plant a natural hedge along the line of the post and rail fence



Photo 12 – view from footpath. The main users of the footpath are the adjoining Blue Cross who received notice but did not object. They have been very supportive as the work carried out has opened up the area and made the footpath safer to use (being able to see other dogs coming).

GREEN ACRES

PLAN SHOWING PROPERTY EDGED RED AND LOCATION AND DIRECTION OF PHOTOS SUPPLIED

PRINT @ A3


GOVERNMENT PIPELINE
1
2
3
4
5
6
7
8
9
10
11
12
Green Acres
Dam
Animal Welfare Centre
Andaura Farm
Ponds
Ponds
Ponds