REF. NO. X/17/80190

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Removal of condition 4 of planning permission F/17/79882 to negate the need for a replacement tree 2 Victoria Glade Gashouse Hill Netley Abbey Southampton SO31 5AP

SITE VISIT – Carried out as part of original planning application

ARE PLANS ACCURATE? – The plans are sufficient to determine the application

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Very gradual downwards slope from road to towards rear garden.
TREES	Woodland along the rear of the site and trees along the rear gardens boundaries. The site is covered by Blanket Woodland TPO 53.
BOUNDARY TREATMENT	The site is well screened by vegetation and trees. There is some 2m high fencing around the rear garden, which is currently being extended along the western boundary.
SITE CHARACTERISTICS	Detached two storey chalet house with front dormer windows set in a large plot.
CHARACTER OF LOCALITY	The site is located at the bottom of a narrow lane, which provides access for a small collection of properties on the southern edge of Netley.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/17/79882	Single storey rear extension, following demolitionof existing conservatory, single storey side extension & lean-to store	Permit (9/3/2017)
F/16/78529	Two storey rear extension with balcony, single storey extension & lean-to store	Permit (20/7/16)
Z/18894/10	Erection of three detached houses with integral garages	Permit (5/6/86)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	Members discussed this application at Monday night's meeting and HPC Members voted to raise no objection on the grounds that the tree is a domestic plum tree and is outside of the TPO area, therefore not

REF. NO. X/17/80190

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	covered by TPO as designated on the map SU 4608SW from EBC.
Tree Officer	It is standard requirement to replace any trees that have been marked for removal, so as to maintain canopy cover within the Borough, regardless of whether they were originally protected under a tree preservation order or not. This does not have to be an onerous exercise, we would accept an annotation to a site plan.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area Flood Zone 2 & 3 Blanket TPO covers the site

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (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: Quality Places

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

Comments are noted and will be considered in the assessment section.

PLANNING OBLIGATION/CONSIDERATIONS

None

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

REF. NO. X/17/80190

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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.

ASSESSMENT

Planning permission has been granted for a single storey rear extension at the property (under F/17/79882). To facilitate the development it was necessary to remove a fruit tree at the site of the house and, on the advice of the Borough Tree Officer, a condition was imposed to ensure that the tree was replaced. This is standard procedure in order to ensure that canopy cover is retained within the borough. However, the applicant does not wish to replace the tree and so the relief of condition application has been submitted.

In this case, the fruit tree is not covered by a tree preservation order and being located towards the rear of the house is not a prominent feature within the locality. Furthermore, the site already contains two trees within the rear garden and there is a row of dense vegetation behind the rear boundary. While the Local Planning Authority would prefer trees to be replaced, it is prepared to remove the replacement planting condition due to the extenuating site circumstances.

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

Recommend that the replacement planting condition is removed.