Eastleigh House
Upper Market Street
Eastleigh SO50 9YN

15 November 2016

NOTICE OF MEETING

BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA COMMITTEE
will meet on
Wednesday, 23 November 2016
beginning at
7:00 pm
in the
Main Hall, Stoke Park Junior School, Underwood Road, Bishopstoke, SO50 6GR

TO:

Councillor Trevor Mignot (Vice-Chair in Chair)
Councillor Vickieye Parkinson-MacLachlan
Councillor Rob Rushton
Councillor Anne Winstanley
Councillor Nicholas Couldrey
Councillor Angela Roling
Councillor Desmond Scott

Staff Contacts: Mateusz Dobrowolski, Democratic Services Officer
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RICHARD WARD
Head of Legal and Democratic Services

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Members of the public are invited to speak on general items at the start of the meeting, and on individual agenda items at the time the item is discussed. To register please contact the Democratic Services Officer above.
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AGENDA

1. Public Participation

2. Minutes (Pages 1 - 6)

   To consider the Minutes of the meeting held on 21 September 2016.

3. Apologies

4. Declarations of Interest

   Members are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

5. Presentation on Planning Guidelines

6. Planning Application - 150 Fair Oak Road ,Bishopstoke, Eastleigh, SO50 8LP (Pages 7 - 18)

   Erection of 1no. 2 bed dwelling with associated parking and garden - Ref F/16/79320.

7. Planning Appeals

   The Head of Legal and Democratic Services to report that the following appeal has been lodged:-

   22 Bishops Court, Eastleigh, SO50 6PE - Appeal against the Council's refusal of consent to fell a tulip tree (Ref. T/16/78950).

   This was a Delegated Decision.

DATE OF NEXT MEETING
Wednesday, 25 January 2017 at 7:00 pm
in the Main Hall, Stoke Park Junior School,
Underwood Road, Bishopstoke, SO50 6GR

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BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA COMMITTEE

Wednesday, 21 September 2016 (7:00 pm – 9:15 pm)

PRESENT:

Councillors Mignot (Vice Chairman in Chair), Parkinson-MacLachlan, Roling, Rushton, Scott and Winstanley

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RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

1. MINUTE OF SILENCE

A minute of silence was observed in honour of late Councillor Roger Smith who sadly passed away the previous month.

2. PUBLIC PARTICIPATION

There was no public participation on this occasion.

3. MINUTES

RESOLVED -

That the Minutes of the meeting held on 22 June 2016 be confirmed and signed by the Vice- Chairman as a correct record.

4. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

5. CIP LIST OF PRIORITIES SCHEMES

The Local Area Co-ordinator, Min Partner, reported that she would be taking up a similar role as Local Area Manager in the Chandler's Ford and Hiltingbury area under the new 'Future Eastleigh' Programme, and the current Local Area Co-ordinator there, Andy Thompson, would become the new Local Area Manager for Bishopstoke, Fair Oak and Horton Heath Local Area Committee. She had worked with Members in the area for over twenty years and thanked them all for their support over the years.

Min went on to present the report on Community Investment Programme – List of Priority Schemes (Agenda item 10 which was taken earlier in the meeting), that contained projects that had been identified for investment

from Developers' Contributions and other funding sources for the Bishopstoke, Fair Oak and Horton Heath areas.

RESOLVED -

(1) That the Community Investment Programme priorities list (CIP) and the transport schemes inventory (TSI) as set out at Appendices 1 and 2 to the report, be approved;

(2) That the background to and work undertaken on the prioritised scheme to upgrade and make available community facilities at Fair Oak Squash club as outlined in Appendix 3 to the report, and how it contributes to this Council's Sports Strategy (Appendix 5) be noted;

(3) That up to £60K from Developer Contributions be allocated to the scheme as they become available, to refurbish Fair Oak Squash Club, subject to the contribution by the Squash Club of a minimum of £40K investment from its own resources and the signing of the Service Level Agreement as attached at Appendix 4 to the report and;

(4) That the alteration from ceremonial gates to a gateway feature be approved subject to the S106 agreement permitting this change.

(NOTE: The Chairman of Fair Oak and Horton Heath Parish Council spoke in support of funding of the refurbishment of Fair Oak Squash Club.)

6. PUBLIC ART SCHEMES

Local Area Co-ordinator provided Members with recommendations for the allocation of available public art Developers' Contributions in the Bishopstoke, Fair Oak and Horton Heath area (Agenda item 11 which was taken earlier in the meeting), which proposed public realm enhancements and community engagement programmes that could be funded by each contribution. A steering group would be set up for each project to oversee the scheme and its financial monitoring, in consultation with the Local Area Co-ordinator. In both cases Ward Members and representatives from the appropriate Parish Council would be invited to participate in these groups. This report invited the Bishopstoke, Fair Oak and Horton Heath Local Area Committee to endorse the allocation of funds to allow the projects to progress. More information would be available once the steering groups had been established and the projects had been discussed further.

RESOLVED -

(1) That the allocation of £32,719 of Developers' Contributions towards public art to fund public art at the CEMEX site be approved;

(2) That the allocation of £70,000 of Developers' Contributions (£38,991 anticipated) towards public artworks at Crowdhill Green be approved; and

(3) That the allocation of £23,194 to fund ceremonial cemetery gates in Bishopstoke be approved.

7. PRESENTATION ON PLANNING GUIDELINES

The Planning Officer gave a short presentation on guidelines that had to be taken into account when determining planning applications; in particular the issues that could, and could not, be taken into account. This was set against the broader policy framework.

8. PLANNING APPLICATION - LAND ADJACENT TO 'THE MAZELS', KNOWLE LANE, HORTON HEATH, EASTLEIGH

The Committee considered the report of the Head of Development Management (Agenda item 6) concerning the outline application for the development for up to 12no.dwellings with access from Knowle Lane with associated roads, landscaping and parking. (Access only, all matters reserved).

The Committee was advised of the following updates:

- That the description had been amended to read 'Outline: Residential development for up to 12no. dwellings with access from Knowle Lane (Access only, all other matters reserved).'

- That the preamble to reflect the recommendation to Grant Outline Permission was subject to a S106 agreement securing the required affordable housing provision, a footpath link from Goodwood Court to the site entrance, and contributions towards Community Infrastructure, Public Open Space and Play provision, Primary/Secondary school places, Sustainable Integrated Transport, Public Art, and provision of a Traffic Regulation Order.

- Condition 1 – plan numbers - was updated to reflect that the only plans approved were 991-MAZ-P01 Rev B and 991-Maz-P03 Rev A. All other plan references had been removed as they were provided for illustrative purposes only.

- Condition 3 (d) updated to read '……..Application for the approval of the reserved matters shall be made within **TWO** years of the date of this permission. The development shall accord with the approved details…..'

The Committee agreed that the site was inappropriate and unsustainable and therefore voted to refuse the application.

RESOLVED –

That the recommendation be overturned and resolved to REFUSE OUTLINE PERMISSION due to:

(1) The inappropriate and unsustainable location outside the urban edge in designated countryside;

(2) That it is contrary to Policy;

(3) The lack of Developers' Contributions; and

(4) The lack of the provision of affordable housing.

(NOTE: Two members of the public spoke in objection to the application citing overdevelopment, potential traffic congestion, the provision of appropriate drainage for the site and the impact on biodiversity in the surrounding area; and the agent spoke in support of the application.)

9. PLANNING APPLICATION - 5 JOCKEY LANE, BISHOPSTOKE, EASTLEIGH

The Committee considered the report of the Head of Development Management (Agenda item 7) concerning the revision to planning permission F/14/74955 comprising of resiting of dwelling, minor elevational alterations, increase in site area by the change of use of part of woodland at rear to form domestic curtilage.

The Committee was advised of the following updates:

(a) Condition 1 - plan number 16/JL/28 amended to read 16/JL/28A

(b) Paragraph 27 bullet point 6 should state: Dwelling B has additional space contained within the void of the existing roof

(c) That there was an additional informative regarding discharge of conditions relating to Planning Permission **F/14/74955** which was approved with 16 conditions. The following conditions were discharged as detailed below:

- Condition 3 (materials and site layout) in accordance with the materials seen on site (roof tiles – Wienerberger Alban Sussex Blend, Brick – Ibstock Ivanhoe Cottage Blend, Cladding – natural timber boarding) and the details contained within the discharge of condition letter dated 09/02/16
- Condition 4 (method statement for construction) in accordance with the details contained in the discharge of conditions letter dated 09/02/16

- Condition 5 (Highway condition survey pre and post development) in accordance with the details in the discharge of condition letter dated 01/03/16
- Condition 6 (bin and cycle storage) in accordance with the details seen on site and the details in the discharge of condition letter dated 09/02/16
- Condition 7 and 8 (code for sustainable homes certificate) in accordance with the variation of condition application X/16/77857 and letter dated 13/04/16
- Condition 9 (tree surveys) in accordance with the details in the discharge of condition letter dated 09/02/16
- Condition 10 (tree protection) in accordance with the details in the discharge of condition letter dated 09/02/16; and
- Condition 11 (hard and soft landscaping) in accordance with the details seen on site and the discharge of condition letter dated 09/02/16

RESOLVED -

That permission be GRANTED subject to the recommended conditions and reasons set out in the report.

(NOTE: One member of public spoke in objection to the application citing setting precedent for others to encroach onto woodland and loss of open area; and the agent spoke in support of the application.)

10. PLANNING APPEALS

The Head of Legal and Democratic Services reported that the following appeal had been dismissed:-

Swanleigh, 13 West Horton Lane, Bishopstoke, Eastleigh, SO50 8LS – Appeal against the Council's refusal of planning permission for a single storey side and rear extension (Ref F/15/77716).

RESOLVED -

That the report be noted.

11. VARIOUS ON STREET PARKING RESTRICTIONS

The Committee considered the report of Head of Transportation and Engineering (Agenda Item 9) on various on street parking restrictions proposed in various locations across the Bishopstoke, Fair Oak and Horton Heath area. The report summarised the responses received from public consultation and recommended how to proceed with the proposals.

The Committee requested that restrictions to Longfield Road be shorter than proposed. In order to limit the restrictions to that which enforces the

Highway Code at the junction with Noyce Drive (e.g. 10m) and not extend them along the verge**.**

RESOLVED -

That the various parking restrictions be APPROVED and implemented as outlined in the report subject to the following conditions:

(1) Restrictions in Blackberry Drive as shown in drawing no. TM01/01574/7 be implemented and the situation continue to be monitored.

(2) Restrictions in Dell Close as shown in drawing TM01/01574/5 be implemented and the situation continue to be monitored.

(3) Restrictions in Longfield Road, as shown in drawing TM01/01574/1 be implemented with a shorter stretch of restrictions than originally proposed and the location continue to be monitored, in accordance with Members request, to limit the restrictions to that which enforces the Highway Code at the junction with Noyce Drive (e.g. 10m) and not extend them along the verge.

(4) (a) The limited waiting bays on Riverside opposite Bishopstoke Memorial Hall be implemented as three hours maximum stay, no return within four hours, Monday to Friday, 8am-8pm and

(b) The limited waiting spaces outside the doctors' surgery be implemented as shown in drawing TM01/01574/2.

(5) Restrictions on Stubbington Way as shown in drawing TM01/01574/6 be implemented.

(NOTE – Five members of public spoke in objection to the introduction of parking restrictions citing potential impact on road safety, displacement of parked vehicles further into the neighbouring residential areas; and two members of public spoke in support of the proposals).

M5613

23/11/2016

APPLICATIONS RECOMMENDED FOR DECISION

BISHOPSTOKE, FAIR OAK & HORTON HEATH Wednesday 23 November 2016
Case Officer Rosie Rivers

SITE: 150 Fair Oak Road, Bishopstoke, Eastleigh, SO50 8LP

Ref. F/16/79320 Received: 30/09/2016 (25/11/2016)

APPLICANT: Mr P Smith

PROPOSAL: Erection of 1no. 2 bed dwelling with associated parking & garden

AMENDMENTS:
RECOMMENDATION:

PERMIT

CONDITIONS AND REASONS:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 160235-00-001. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning

Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway
c) the parking of vehicles of site operatives and visitors;
d) measures to control the emission of dust and dirt generated by demolition and construction;
e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
f) provision for storage, collection, and disposal of rubbish from the development during construction period;
g) meausres to prevent mud and dust on the highway during demolition and construction.
Reason: To limit the impact the development has on the amenity of the locality

(5) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(6) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes B and C of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

(7) The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

(8) Prior to the occupation of the dwelling, as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority:
- In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations
- In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day.

The development shall not be carried out otherwise than in accordance with the approved details. Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement and not set conditions with requirements above a Code level 4 equivalent. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable development'.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

This application has been referred to Committee because Councillor Scott owns part of the application site.

Description of Application

1. The application proposes a new dwelling to the rear of 150 Fair Oak Road. The dwelling is proposed to be a bungalow with a conservatory to the rear.

2. A garden is proposed to the rear of the dwelling and parking for two cars to the front of the site. The dwelling would be accessed from West Horton Close.

Site Characteristics

3. The site consists of the rear garden of 150 Fair Oak Road and an open green space to the rear boundary of 150 Fair Oak Road. The fence to the rear of 150 Fair Oak Road has been moved in line with the application boundary and the site currently consists of grass and building materials for the neighbouring site. The site would be accessed from West Horton Close.

4. Close boarded fencing is positioned on the rear and west boundary of the site, a new dwelling is under construction to the east of the site.

5. Dwellings in West Horton Close and the nearby surrounding area generally consist of detached bungalows.

Relevant Planning History

6. F/15/76105 – Construction of 1no. 3 bed detached dwelling with ancillary parking, amenity space and bin and cycle storage and construction of 1no. detached garage – Permit 05/09/15

7. F/14/75407 - Erection of 2no. 3 bed chalet style bungalow with associated parking and new vehicular access off West Horton Close – Withdrawn 20/11/2014

8. In 1992 outline consent was granted under Planning reference Z/31412/001 for the construction of 4no.single storey dwellings and access drive from West Horton Lane on land at 8 West Horton Lane And Rear Of 124-152 Fair Oak Road. Each plot was subsequently developed under separate full applications and conditions applied to remove permitted development rights that would otherwise allow garage conversions and construction of first floor windows and roof lights.

Representations Received

9. 5 letters of objection and one letter of general comment have been received on the following grounds:
   - Area is already over developed
   - Dwelling will be intrusive to neighbouring properties
   - Add further traffic/noise and result in loss of privacy
   - Impact on sunlight to rear garden of 148 Fair Oak Road
   - Query land ownership
   - Disturbance from building works
   - Impact on trees
   - Query status of the road and whether it will be adopted

Consultation Responses

10. Head of Transportation and Engineering: No objection – The aisle width of West Horton Close is narrow at approximately 5m (minimum should be 6m), it is noted that the drive is oversized at approximately 6m by 6m which will allow for turning in/out of the site even with vehicles in position. As such the access in/out of the site will be easily achieved.

Policy Context: Designation Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- The rear of the site is within 25m of the river

11. The site also lies within the Bishopstoke, Fair Oak and Horton Heath Character Area Appraisal - BiFOHH 13. The appraisal looks to:

- Retain the grass verges
- Mitigate the effects of the heavy vehicular traffic on Fair Oak Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces
- Maintain the predominant plot widths and continuity in building line
- Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

Development Plan Saved Policies and Emerging Local Plan Policies

- Eastleigh Borough Local Plan Review 2001-2011 saved Policies: 28.ES, 34.ES, 59.BE, 100.T, 101.T, 104.T

- Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 Policies: DM1

12. The Submitted Local Plan comprises: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014.

Supplementary Planning Documents

- Supplementary Planning Document: Quality Places (November 2011)
- Supplementary Planning Document: Residential Parking Standards (January 2009)
- Supplementary Planning Document: Environmentally Sustainable Development (March 2009)

National Planning Policy Framework

13. 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.

National Planning Practice Guidance

14. Where material, this guidance should be afforded weight in the consideration of planning applications.

Policy Commentary

15. The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and impact on the character of the area.

Assessment of Proposal: Development Plan and / or Legislative Background

16. 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."

Principle

17. 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 and guidance.

18. In this case the relevant saved local plan policies are 28.ES, 34.ES, 59.BE, 100.T, 101.T, 104.T.

19. Saved Policy 28.ES requires that provision should be made in the design and layout of housing developments for the storage and collection of domestic waste and recyclable materials and that these must be sited in locations that would not give rise to disturbance to the occupiers of residential property.

20. Saved Policy 34.ES requires that development makes an appropriate contribution towards the Government's target to reduce levels of carbon dioxide and other greenhouse gases in the atmosphere.

21. Saved 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 both in relation to themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention. 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.

22. Saved Policy 100.T states *inter alia* that development which accords with other relevant policies of this Plan will be permitted provided it is, or could be well served by public transport, cycling and walking; and it includes measures that minimizes its impact on the existing transport network.

23. Saved Policy 101.T states that development which results in additional traffic on the local road network greater will: only be permitted if the Council is satisfied that there is a proven need for the development in the location proposed and; be the subject of the provision of contributions towards the implementation of the Local Transport Plan and/or other transport proposals set out in the Local Plan.

24. Saved Policy 104.T requires that adequate off-highway parking is provided to serve new development.

Layout, design and impact on the character of the area

25. Paragraph 53 of the NPPF states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

26. It is noted that West Horton Close is a historic back land development. It is also noted that the principle of development has been established by planning permission F/15/76105 for a dwelling adjoining the application site. It is considered that having regard to the previous development in this area the proposed dwelling would not be out of character with the pattern of development in this location and therefore there is no objection in principle to a dwelling in this location.

27. The site is located to the rear of 150 Fair Oak Road and would be accessed via West Horton Close. The dwellings in West Horton Close generally consists of detached bungalows. It is also noted that the surrounding properties in West Horton Lane close to the application site are detached bungalows. Permission has been granted for a chalet bungalow to the east of the site and to the rear of 152 Fair Oak Road. Following the officer's site visit the permission to the east of the site has been implemented and is nearing completion.

28. West Horton Close was originally a backland development with the entrance being a green landscaped area providing access to four dwellings positioned at the rear of the site. Permission has been granted under application F/15/76105 for a new dwelling adjacent to the application site and this permission has been implemented. Having regard to the permission for the dwelling on the adjacent site, it is considered that the proposed dwelling in this location is acceptable. The proposed dwelling would maintain a similar building line to the approved dwelling adjacent to the site. It is therefore considered that a dwelling in this location would not be out of character with the pattern of development in the surrounding area.

29. The proposed dwelling would be a bungalow with no accommodation in the roof of the bungalow. It is considered that the form and design of the proposed bungalow is in keeping with the form and design of the other properties within the surrounding area. A condition is recommended for roof lights and dormer windows in the roof of the dwelling to ensure the proposal remains in keeping with the character of the area.

30. It is considered that the proposed dwelling is acceptable in terms of its size and scale and that space would be maintained to the boundaries of the site and the dwelling would sit well within the plot.

31. It is therefore considered that the proposal is acceptable in terms of its form and design and would be in keeping with the character of the surrounding area.

32. It is noted that the land was previously a green area for the entrance to West Horton Close and the reduction in the amount of this green space was a concern raised in the application for the new dwelling on the neighbouring site. Landscaping was considered to be an important part of the approval for the neighbouring property. The front of the site would have parking for two cars and the rest of the frontage would be landscaped it is therefore considered that the frontage would maintain some landscaping and therefore no objection is raised on these grounds.

Residential amenity

33. With regards to the impact on amenity, consideration needs to be given to the impact on the existing neighbouring properties and the amenity of any future occupier of the site.

34. The proposed dwelling would be located to the rear of 150 Fair Oak Road. It is considered that sufficient space is maintained between the existing dwelling on the site and the application site to ensure that the proposal would not be overly dominant to the neighbouring properties. In addition no first floor windows are proposed in the rear of the

dwelling and therefore the proposal is not considered to result in material overlooking to the neighbouring properties to the rear of the site.

35. Permission has been granted for a dwelling to the east of the site, this dwelling is nearing completion. This dwelling has a ground floor side facing window, the approved plans show this window serves a bathroom and therefore the proposal is not considered to impact on light to this window. It is considered that due to the positon of the proposed dwelling it would not cause material harm to the occupiers of this dwelling in terms of over dominance or loss of light.

36. Concerns have been raised by the neighbouring properties regarding loss of privacy and sunlight, impact on trees and noise from the road and building works. A query has also been raised over whether the road will be adopted and therefore street lights put in. The adoption of the road would be considered by Hampshire County Council and does not form part of the current planning application.

37. The proposal would maintain a separation distance of over 16m to the rear of the dwellings on Fair Oak Road and at least 13m to the rear boundaries of the dwellings on Horton Way. It is considered that due to the separation distances proposed and no first floor windows or windows in the roof of the dwelling the proposal would not result in loss of privacy to the neighbouring properties.

38. Concerns have been raised by 148 Fair Oak Road regarding impact on light to the rear garden area of their property. The proposed dwelling would have an eaves height of 2.2m with the roof hipping away from this garden area. In addition a separation distance of 1.4m would be maintained to the boundary and therefore the proposal is not considered to result in material loss of light to this garden area. Concerns have also been raised by this property regarding loss of privacy from the side facing windows. This window serves a bathroom and any views from this window would be screened by the existing fencing on the site and therefore the proposal is not considered to result in material overlooking.

39. A number of letters have raised concerns regarding impact on trees. There are no trees on the application site and therefore no objection is raised on these grounds. It is noted that the neighbouring property has requested a tree survey be carried out to protect the trees on their site, however, as the trees are on the neighbouring site and no tree protections afforded to these trees it is considered unreasonable to request this survey as part of the application.

40. The road would be used to serve one additional dwelling, it is considered that the number of movements associated with an additional dwelling would not result in material harm in terms of noise disturbance to the neighbouring properties.

41. With requires to the amenity of any future occupier of the site, the Council's SPD states that for houses, a minimum for private amenity space of at least 60% of the floor space will be required. The proposal meets this requirement and would provide a suitable level of amenity for the future occupier of the proposed dwelling.

42. The proposal is therefore considered to comply with Policy 59.BE of the Local Plan in this regard.

Access

43. In accordance with the requirements of Saved Policy 59.BE (v.) of the adopted Local Plan, the development should provide a satisfactory means of access and layout for vehicles on the site. In support of this policy requirement, the Council has adopted a Supplementary Planning Document entitled 'Residential Parking Standards' which sets out the level of parking necessitated for different sized dwellings, with this being related to the number of bedrooms contained within the property.

44. The proposed dwelling contains two bedrooms and therefore in accordance with the Council's SPD two parking spaces are required. The submitted plan shows space for parking of two cars at the front of the property and therefore no objections are raised on these grounds.

45. Following consultation with the Council's Head of Transportation and Engineering, no objection to the application has been raised. It is noted that the aisle width of West Horton Close is narrow, however, there is sufficient space at the front of the site to allow for access in and out even with vehicles in position and therefore the proposal is considered to provide a satisfactory means of access.

46. Any new residential development should also make appropriate provision within the curtilage of the site for secure storage of bicycles as well as for storage and collection of domestic waste and recyclable materials in a location that would not give rise to disturbance to the occupiers of residential properties (as required by Saved Policy 28.ES). Details of bin storage have been shown on the submitted plans and it is considered that there is sufficient space within the garden of the property for secure cycle storage and therefore no objection is raised on this ground.

Environmental Sustainability

47. The Council's 'Environmentally Sustainable Development' SPD requires all new dwellings to meet a minimum of code level 4 of the Code for Sustainable Homes together with a number of other mandatory requirements on water and energy conservation. However, the code has now been revoked with the intension that these requirements will be assessed by Building Regulations.

Notwithstanding this, it is the Council's Policy that any new dwellings must meet the equivalent of Code Level 4 with regards to water and energy conversion. A condition is therefore recommended on this basis.

Other material considerations

48. 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.

Conclusion

49. The proposal is considered to be acceptable.



EASTLEIGH BOROUGH COUNCIL

F/16/79320

Title:
150 Fair Oak Road

Scale:
1:1250

Map Ref:
SU4718NE

Date:
02/11/2016

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