MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/76470

DESCRIPTION/ ADDRESS	Construction of 1no. three bedroom detached two storey dwelling with associated garden, detached double garage, new access & cycle & bin store Land adjacent to 34 Boundary Road Bursledon Southampton SO31 8DS

SITE VISIT	Yes			
ARE PLANS ACCURATE?		Yes		No. If not why not.....
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes		No. If not why not.....

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a three bed two storey detached house measuring 6m(w) by 8.1m(d) by 7.7m(h). The scheme includes a detached double garage at the rear of the garden and cycle/ bin storage. The proposal will occupy the parcel of land that lies to the south of no.34 Boundary Road. The site is bordered to the south by the access road that leads to the car for St. Paul's Church Road which is at the rear of the application site. The proposal also includes a rear garden with.
SITE AREA	360m2
RESIDENTIAL DEVELOPMENT DENSITY (NET)	28 dwellings per hectare
TOPOGRAPHY	There is a gentle downwards slope from the front to the rear of the site. The land is on a slightly elevated positioned compared to the road.
TREES	None affected
SITE CHARACTERISTICS	The site is an open lawn area located at the side of 34 Boundary Road. Running alongside the site is the access road for the St Paul's Church, that's car park is located behind the site.
CHARACTER OF LOCALITY	Predominantly residential, consisting of interwar two storey terraced housing that fronts Boundary Road. To the south the character changes with larger detached houses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/37573/001	Outline: Construction of one dwelling with access.	Refuse (2001)
Z/37573/002	Construction of three bedroom detached house with detached double garage and 2m high wall/ fence	Refuse (2001)
F/05/54351	Erection of 3 bedroom detached dwelling with detached double	Permit (2005)

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	garage at rear and new vehicular access	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
2 letters of objection	• Highway safety, parking and servicing. The house will restrict the route of children walking from school and will restrict view of the road. • Access to neighbours property will be restricted • Impact on residential amenity – overlooking, loss of privacy • Neighbours gas supply comes under the site • Loss of open space and dog walking area. Refers to policy 9.7 of the urban white paper (Dec 2000) stating that LPA's should recognise the importance of open spaces and the public realm. • Visually intrusive • Where will the plant and building materials be stored during the construction period? • Exacerbate problem with young people causing a nuisance in the church car park. • Development will bring further noise into the area.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection - However BPC request that replacement land be provided to compensate for the loss of public open space at Pilands Wood prior to commencement of the development.
Transportation & Engineering Team	No objection (based on amended plans) The garage now conforms to the required standards, and the frontal space could double up as a visitor parking bay as shown on plans. Whilst it is slightly narrow for accessing doors on the garage side, it is an improved option to simply parking on the adjacent road, and any subsequent overhang will be minimal and certainly not obstructive. Additionally, given the nature of the site access road, and the need to keep it clear for access to Sandena, a construction site management plan will be required. This must give detail of elements such as on-site parking for contractors; on-site delivery points; wheel washers; etc.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Solent Mitigation and Disturbance Zone

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

Eastleigh Borough Local Plan Review (2001-2011): 25 NC (Nature Conservation), 28.ES (Waste

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

Collection/Recycling), 59.BE (General Development) & 104.T (Parking).

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: S11, DM1, DM5, DM9, DM23, DM24 & DM29 (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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 25

Character is described as strong and guidance states:
• Retain/reinforce the grass island and associated coniferous tree planting between Boundary Road and Hamble Lane.
• Mitigate the effects of the heavy vehicular traffi c on Hamble Lane in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.
• Maintain the predominant narrow plot widths and continuity in building line.
• Ensure that new development relates effectively with the building features and materials prominent in existing development.

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY FRAMEWORK

Relevant paragraphs of the National Planning Policy Framework include:

- Para. 14: Sets out the presumption in favour of sustainable development (see also NPPF para. 197). States that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole;
- Para. 7: Sets out twelve core planning principles including:
    - planning should proactively drive and support sustainable economic development to deliver homes, employment premises, infrastructure and thriving local places that the country needs;
- Para. 47: Requires local authorities to meet local needs for affordable and market housing, and identify a 5-year supply of housing land;
- Para. 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites
- Para. 196: Planning law requires that planning applications are dealt with in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration, as is the emerging Eastleigh Borough Local Plan 2011 - 2029;
- Annex 1 para. 216 advises on the status of the development plan in relation to the NPPF and any emerging local plan.

POLICY COMMENTARY

POLICY COMMENTARY

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, nature conservation, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES & REPRESENTATIONS RECEIVED

- Comments regarding car parking and highway safety, residential amenity, character and appearance of the area will be considered within the assessment section.
- A construction management plan will be conditioned to deal with storage of plant/ materials, contractors parking, site access etc
- The route of the neighbours gas supply is not a material planning consideration and the developer may need to discuss this with the gas supplier.
- Young people gathering and making noise within the church car park is also not a material planning consideration. Although there maybe some control through separate statutory nuisance legislation or by the police.
- The addition of one extra house within the residential area is unlikely to have a significant impact on noise.
- Bursledon Parish Council has requested that replacement land be provided to compensate for the loss of the public open space. However, this is not a requirement for a development of this size and is not included within the planning proposal.

PLANNING OBLIGATION/CONSIDERATIONS

The ministerial statement of 28th November 2014 from The Minister of State for Housing and Planning, and subsequent changes to the National Planning Practice Guidance (NPPG) has increased the threshold for when tariff based planning obligations can be required by new development. This means that developments of ten units or less (and which have a maximum combined floor space of no more than 1000 square metres) will be exempt from the need to provide tariff based planning obligations or affordable housing. The proposal falls within these parameters meaning that no planning obligations are required in this instance for community infrastructure, public open space or sustainable transport works.

However, the site does fall within the catchment for the Solent Disturbance Mitigation Project where contributions are required towards mitigation of the increased recreational pressure resulting from the development.

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

Principle

While it is acknowledged that the site contains a small area of open land it is not designated as formal

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

public open space (within the local plan) or laid out as such. While it is a shame to loose this grassed area, the land does not have a high amenity or recreational value that would outweigh the presumption in favour of development. In coming to this decision it is noted that the site is close to the Pylands Wood estate, which contains a large area of parkland which serves the local community. Furthermore the development would provide an additional dwelling and so accord with Policy 59.BE requirement to make the most efficient use of urban land. The new dwelling would also contribute in a modest way to the provision of the council's five year housing supply.

The application site is located within the urban edge where the principle of sustainable housing development is acceptable, subject to compliance with the other polices within the development plan. 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 fume.

Apart from some small modifications, the proposal is almost an exact resubmission of previously permitted scheme for a detached three bed house with detached double garage at rear and new access(F/05/54351). The applicant needs to re-apply for permission as the previous scheme has now expired. While the planning documents have been updated there has been no significant change in the thrust of the policy guidance or site circumstances. As such the original assessment is still applicable and the scheme is recommended for approval.

Character and Appearance

The new house sits along the building line set down by the terraced row and layout follows the regimented pattern of development within the locality. The design of the house and its materials reflect those present on the neighbouring two storey terraced houses. The proposal is therefore considered to take into account the character and appearance of development within the locality and will create a sympathetic addition to the Boundary Road street scene.

The proposal includes a double garage to the rear of the site, which is a common feature within residential areas. It also proposes the erection of a 1m high brick wall around the front of the house similar to that around no.34 and a 2m high close boarded fence with brick piers at the side to replace the existing 2m high fence. Although the 2m high fence would represent a hard form of boundary treatment this is considered acceptable bearing in mind the attractive green vegetation along the opposite boundary with Winton/ Sandena

Residential Amenity

The proposed house sits directly adjacent to the dwelling at 34 Boundary Road, where it will not result in a loss of light or be overbearing. It is noted that there is one upper floor window in the existing dwelling that looks onto the side of the house. However, the position of the window indicates that the room it is likely to have another window at the back of the property.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The new dwelling has its primary windows facing front and rear where it will not cause any material overlooking. The only upper floor side windows side serve secondary rooms, with the bathroom en-suite windows being obscure glazed. The position of the dwelling is also not considered to cause material harm to the outlook or amount of light received by Winton/ Sandena, particularly bearing in mind the dense screen of vegetation that is present along their boundary.

Other Considerations

- The proposal will provide two off road car parking spaces within its double garage and the frontage could provide visitor parking when necessary. The new veheiclur access has been positioned to minimise any traffic disruption to Boundary Road and Hamble Lane. The proposal has been amended to accord with the Council's car parking standards and no objection has been raised by the transportation unit.
- The size of the building is suitable for a three bedroom house and meets the council's internal space standards as set out in Policy DM29 of the submitted local plan.
- The garden meets the council recommended minimum standard of 60% of the footprint of the house, as set out in Quality Places SPD.
- The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.
- The site falls inside the 5.6kn buffer zone for the Solent SPA. A contribution of £174 per dwelling has been secured to mitigate the increased recreational pressure resulting from the development.

OTHER MATERIAL CONSIDERATIONS

Also of relevance 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.

CONCLUSIONS

The recommendation is to permit