REF. NO. F/14/75055

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of 1 no. 3 bed detached dwelling with garage, bin store and new access off Winchester Road 15 Denham Fields Fair Oak Eastleigh SO50 8DH

SITE VISIT DATE – 05/09/2014

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	741.6 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	27 dwellings per hectare
TOPOGRAPHY	Fairly flat on site, gentle slope on access into site.
TREES	None affected by this application
BOUNDARY TREATMENT	1.8-2.1m high fencing
SITE CHARACTERISTICS	Currently tarmacked side accessway to no. 15 Denham Fields and section of the properties garden.
CHARACTER OF LOCALITY	The immediate development around the site consists of small two storey detached or linked, detached dwellings with attached or integral garages and small rear gardens.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/31254/004/00	ERECTION OF 14 NO. HOUSES WITH PARKING AND ACCESS ROAD	26/08/1997 Per
F/10/68301	Land to North of Timberley Winchester Road Fair Oak - Amended plans: Erection of 2No. 4-bedroom detached dwellings with integral double garage and bin store	29/05/2012 Per
F/12/71389	Erection of 1no. 2 bed dwelling with attached garage, bin store, new access and re-instatement of original access to no. 15 Denham Fields	26-Nov-2012 Per

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
74 Upper Barn Copse	I would like to appeal against this development due to the following reasons: We already live in a residential area which has many houses. Viewing outside of our property is already limited, and therefore restricts light.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	To add another development in an already over populated area can have no other benefit than financial gain to the land owner, and is in no way beneficial to the estate residents, village or parish itself. Limited light already exist between each house, therefore to add a further property in this location would created the effect more of an apartment block dwelling than a housing estate. An agreement was reached when the properties in Denham Fields was proposed originally at a set number. To go an add a further dwelling would go against this agreement. The space and access to the location is very limited, therefore construction noise and dust from the work could cause harm and an unwelcome intrusion to the privacy of the current dwellers like ourselves.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	This Service has identified the above application on a recent planning list. I have reviewed the information provided / that held by this Service and note the following: • The application site is located with a residential area and in close proximity to existing residential properties. • The access to the development site will be through a residential area. • This Service holds little information about the extent of a former industrial estate on which the Upper Barn Copse estate was built - therefore the proximity to the development site is unknown and no information has been submitted with the application to clarify this point. Considering the above I wish to make the following comments: *The construction of the proposed has the potential to impact on the amenity of the surround residential properties and those on the route of deliveries. The unknown extent of the former industrial area has the potential to impact on the proposed end use.* Recommending that the applicant is advised of the that: *The application site lies in the area of a former industrial estate. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction. The applicant should also be advised to contact Environmental Health to discuss the above and we would recommend that this is brought to the attention of the appointed Building Control officer.* I therefore recommend the following conditions: **Potential Land Contamination** In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	The following steps are then required to be undertaken in accordance with current best practice and shall be submitted to and approved in writing by the Local Planning Authority; i. An appropriate investigation and risk assessment, and where necessary; ii. A remediation scheme, and; iii. A verification report validating the measures in (ii) on the completion of the works. **Excavated / Imported Material** Any excavated or imported material shall not be reused or used on site, unless certified to be 'free' from chemical contamination. **Method Statement – Basic (B07)** 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) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway; b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling]; **Construction Hours (f09)** 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.
Engineers	No objection. The propsoed and exisitng dwelling affected by the scheme confrm to standards in regard to parking, and access too is acceptable. The garage for the proposed dwelling does however need to be a minimum of 3.0 x 6.0m internally as shown on plans. In terms of transport Developer Contributions, in line with the HCC Transport Contibutions Policy (TCP), there will be a requirement for these to be assessed in regard to the proposed site in terms of additional multimodal trips rates occurring following the construction of the new dwellings. In this case, for the proposed development 1 x 3-bed dwelling this would equate to a contribution figure of £3,745 (+ indexation). These funds would be allocated to schemes in the local vicinity which are either of benefit to the residents of the proposed development, or go to mitigate against issues caused by the develepment. Full details of identified transport schemes can be provided if required, and can be seen in the Eastleigh Borough Transport Statement http://www3.hants.gov.uk/eastleigh-transport-statement-final-2012.pdf The application drawing is not dimensioned , but the garage looks somewhat tight to be used as an accesway through to the back garden to reach proposed cycle store .Garages for new dwellings should be at least 6m x 3m. Also it is not clear how drainage would be dealt with as there is no space around proposed building within plot as it fills full width of site. If to be approved Conditions D03, E04
Parish	Delegated No Objection

POLICY CONTEXT

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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 28.ES, 34.ES, 37.ES, 59.BE, 100.T, 101.T, 147.OS, 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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' S1, S2, DM1, DM2, DM24, DM25, DM29

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The NPPF considers the need to, 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs', a core-principle underpinning decision-making (para.17).

The NPPF highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, (para. 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para. 58).

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the impact on the character and appearance of the locality, residential amenity for existing and future occupiers, highway safety.

COMMENT ON CONSULTATION RESPONSES

The garage size internally is 3.0m x 6.0m, which meets the Council's required space standard. The conditions recommended by Engineers relate to drainage and provision of parking prior to occupation. These conditions can be imposed.

The amenity and land contamination conditions suggested by Environmental Health can also be imposed.

COMMENT ON REPRESENTATIONS RECEIVED

Planning permission was been granted for a new dwelling in 2012, which established the principle of a dwelling in this location and is a significant material consideration for this current application.

Inevitably there will be disruption during the construction phase, however amenity conditions can be imposed to minimise these impacts.

PLANNING OBLIGATION/CONSIDERATIONS

Developer's contributions are required to mitigate the impact of the development. In this case, contributions are required towards community infrastructure, sustainable transport, district park/playing fields and public open space and play provision.

These contributions have been received.

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."*

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.

Principle:

The principle of development was accepted when permission was granted for the erection of a two-bed dwelling in the same position in 2012 (F/12/71389).

Design and Character:

The proposed dwelling has been designed to reflect the design of the existing dwellings in Denham Fields, in terms of plot and garden size, mass, materials and details. The proposal takes account of the existing pattern of development and is in keeping with the general character of the locality.

Residential Amenity:

As established with the earlier permission in 2012, there will be limited impact on the residential amenity of no.11 Denham Fields. There will be no impact on the amenities of the residents at no. 17. Aside from some overshadowing of a portion of the garden area at no. 15, which is not considered to be significant enough to warrant refusal, the amenities of residents at no 15 are not significantly affected.

The garden size complies with the minimum standards set out in the Council's Quality Places SPD and sufficient amenity space has been retained at no. 15. Sufficient parking can be provided and a condition imposed restricting the conversion of the garage to ensure this parking space is retained. A bike store has been provided in the rear garden with access through the garage and a bin store is indicated in the frontage. Details of this can be conditioned to ensure a satisfactory appearance.

Saved local plan policies 101.T, 147.OS, 191.IN require contributions to be made to address and mitigate the impact of development. These contributions have been sought.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

A Pre-Assessment Report has been submitted with the application which demonstrates the proposed dwelling is capable of reaching code level 4, as required by the Council's Environmentally Sustainable Development SPD. Standard conditions can be imposed to ensure the property meets code 4 once built out. Although the proposal does not meet all the requirements set out in the SPD, the majority have been met and given the constraints of the site, it is considered the proposal has complied with the saved local plan policies 34.ES, 37.ES.

Nature Conservation

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 outside the 5.6kn buffer zone for the Solent SPA. A contribution of £170 per dwelling is not required to mitigate the increased recreational pressure resulting from the development.

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.

CONCLUSIONS

Recommend permission.