REF. NO. R/13/72552

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Reserved matters pursuant to outline planning approval O/11/70078: Construction of 2No. 4-bed detached dwellings, 2No. 3-bed detached dwellings and 8no. 3-bed semi-dwellings, matters to be considered are appearance, landscaping, layout and scale. The former Build Centre, Knowle Hill, Eastleigh, SO50 4LZ.

SITE VISIT DATE – 11/07/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. This application follows on from the outline planning approval which was granted in December 2012.
SITE AREA	Approximately 3170 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 38 dwellings per hectare.
TOPOGRAPHY	The application site itself is generally flat and level but the topography in the area does slope down from north-west to south-east with an approximate drop of 3.0 metres across the site.
TREES	There is a single protected Ash adjacent to the rear south-west boundary. There are also a number of smaller trees along the north-western boundary adjacent to the public footpath.
BOUNDARY TREATMENT	The site is currently surrounded on all four sides by a mixture of 2.5 metre high walls, timber and wire fencing, as well as some trees and planting.
SITE CHARACTERISTICS	The site is currently vacant and has been for a number of years. It was last used as a builder's merchants and consists mainly of open hard standing but also a warehouse type building, two smaller storage buildings and some ancillary office accommodation.
CHARACTER OF LOCALITY	To the north of the site is open countryside consisting mainly of paddocks but to the east, south and west is fairly modern residential development in a typical 1980s/90s cul-de-sac type layout.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/11/70078	Outline: Construction of 12no. dwellings with vehicular access from Knowle Hill following demolition of existing buildings (Appearance, Landscaping, Layout and Scale reserved).	Outline approval granted Dec 2012

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Comments to amended plans:	
Wilkinson – Westfield House, Knowle Hill	Object. Proposed layout would restrict access to Westfield House for larger vehicles.
Comments to original plans:	
Wilkinson – Westfield House, Knowle Hill	Object. Development not in keeping with surrounding development, houses are crammed into the site. Poor access to the site and would restrict access to Westfield House for larger vehicles. Also concerns that services could be disrupted during building works.
Palmer-Head – 32 Allbrook Knowle	Object. Loss of privacy from house on plot 6 and loss of some trees.
Nabulsi – 29 Allbrook Knowle	Concerns at loss of some trees, overlooking from loft accommodation and that the design is does not copy existing surrounding development.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection to the amended layout, parking numbers and positions are acceptable, as is visitor parking which should keep the turning head clear. Garages can provide cycle storage so long as they are 3.0 x 6.0 metres internally, although those plots without a garage will need a separate store to be provided.
Tree Services Manager	I have reviewed the arboricultural information supplied and can confirm that the Tree Protection Plan submitted by Ecourban Limited is sufficient. Tree protection fencing must be erected as per the documents received before work commences on site.
Head of Housing	I note that the plans correctly propose 2 no 3 bedroom homes for Affordable Housing. I cannot see any reference to the proposed tenure of these units in the information provided but can confirm that we have previously given our agreement that both these units can be provided for Shared Ownership. The detail surrounding the specification of the Affordable Housing is given within the S106 agreement.
Direct Services	No objection provided development meets our SPD requirements for bin storage.
Allbrook Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Adjacent to Countryside

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

Eastleigh Borough Local Plan Review (2001-2011) : 28.ES, 34.ES, 35.ES, 59.BE, 74.H, 120.E, 147.OS & 191.IN
Pre-submission Eastleigh Borough Local Plan 2011-2029 : DM1, DM2, DM12, DM23, DM24, DM25, DM28, DM32, DM35 & DM37
Supplementary Planning Document : Quality Places
Supplementary Planning Document : Character Area Appraisals – Eastleigh (ELAC 30)
Supplementary Planning Document : Residential Parking Standards
Supplementary Planning Document : Environmentally Sustainable Development
Supplementary Planning Document : Planning Obligations
Supplementary Planning Document : Affordable Housing

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

The NPPF highlights the importance of providing good quality housing to meet local needs and goes onto say in Paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, scale, appearance and landscaping (the remaining reserved matters), together with impact on residential amenity, parking, access and highway issues, environmental sustainability, trees, contaminated land, as well as the street scene and character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

All comments have been noted and are responded to where appropriate below.

COMMENT ON REPRESENTATIONS RECEIVED

All comments have been noted and are responded to where appropriate below.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the requirements of the National Planning Policy Framework and the guidance contained within saved Policies 74.H, 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review (2001-2011) and Supplementary Planning Document 'Planning Obligations', together with Policies DM23, DM28, DM32, DM35 and DM37 of the Pre-submission Eastleigh Borough Local Plan 2011-2019, approval of the proposed development was subject to developer's contributions towards the provision of affordable housing, community infrastructure and off-site public open space

in the local area being secured.

In this instance transport contributions as required by saved Policy 101.T were not been requested as the trip rates associated with the proposed residential development for 12 dwellings is less than the potential trip rates associated with the existing approved planning use for the site were it still in operation. It would therefore be unreasonable to request contributions when the proposal would in fact improve the situation.

Financial contributions towards Public Open Space and Public Art were secured but not for Community Infrastructure as it was agreed by the applicant to upgrade the existing grass footpath to the western side of the site in lieu of a financial contribution by paving it and providing a proper paved footway along Allbrook Knowle down to Woodside Avenue, as this is the route most used by existing and likely future residents.

In addition to these obligations the applicants agreed to provide two of the twelve units on site as affordable units.

All of the above has already been secured via a S106 agreement.

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."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is 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 guidance.

The principle of the loss of an employment site and its redevelopment for residential purposes to construct twelve dwellings has already been established and accepted as part of the outline planning approval which was granted in December 2012 (O/12/70078), it is the detailed design which is now under consideration.

Layout – The original outline approval included an indicative site layout which demonstrated that twelve dwellings could be accommodated on site. This was used as a basis for the reserved matters application but on closer scrutiny proved to have a number of deficiencies, such as insufficient usable parking, impact on the amenity of neighbouring properties and that of future occupiers of the development.

Various new layouts were considered which has resulted in the final design which is now under consideration. While its general form still resembles the original indicative layout, the exact position of each dwelling and position of the roadway, together with the specific design of the dwellings has been designed so as to make the most of the site by maximising the plot sizes, providing the required resident and visitor parking and protecting natural feature which are worthy of retention.

This has resulted in the site access being moved 4.0 metres to the east, which is not quite in the same position as was originally approved but which is felt to be acceptable given the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

significant improvements it allows to the whole site layout.

Scale – The proposed dwellings will all be two storey in scale, with only plots 7 & 8, the four bedroom dwellings, having rooms within the roof space. All the surrounding development, other than the neighbouring property, Hillview, are two storey in height. This means that even with the sloping topography of the area the proposed development should sit well in terms of its scale and massing.

Appearance – The proposed dwellings do not copy the very simple, boxy, design of the neighbouring Allbrook Knowle, which was built in the late 1970s. Instead a slightly more traditional appearance has been chosen using red brick, tile hanging and some render, together with simple brick detailing and banding. Given that the site is not an extension of Allbrook Knowle but a separate development in its own right, and its close proximity to the countryside to the north, the more traditional design approach is considered appropriate.

In terms of the individual designs of the dwellings there are no significant concerns, their simple form and layout is acceptable and their appearance is not unpleasant. The materials intended are good quality, although will need to be formally approved via condition. These good quality materials are also intended other features such as boundary walls and roadways. Overall, it should be an attractive development which meets the requirements of saved Policy 59.BE of the current adopted local plan, as well as the guidance contained in the Council's 'Quality Places' Supplementary Planning Document.

Landscaping – A detailed landscape plan has been submitted with the application, although it does not give details of new tree planting. Where possible all areas of landscaping will be within the ownership/control of individual plots with only one area of verge having to be taken on by a management company or formally adopted as highway land, although is yet to be confirmed.

Most plots have their own area of landscaped frontage or a proper front garden and where boundary walls are open to public view landscaping has been used to soften their appearance. This, together with good quality hard landscaping and the quite close and intimate feel of the development should provide a pleasant and attractive outlook for residents and the development as a whole. Where as no significant landscaping is proposed for the rear garden plots, these are all a good size and will again provide the potential for an attractive outlook for future residents.

Residential Amenity – One of the reasons for the various changes to the site layout related to the need to ensure that there were no amenity issues between plots with regards to loss of privacy and outlook. This has now been achieved with the distance between facing windows meeting the necessary requirements and where these distances cannot be achieved the dwellings and position of windows have been orientated to ensure that there will be no adverse loss of privacy. The orientation and proximity of dwellings to each other also ensures that there will be no loss of light or outlook between dwellings. This is also the case with the distances between the proposed and existing neighbouring dwellings which meets the requirements set out in the Council's 'Quality Places' Supplementary Planning Document to ensure that privacy and outlook of existing properties will not be adversely affected.

Other amenity issues such as disturbance during construction have already been considered and dealt with via the outline planning approval which contained a number of conditions restricting working hours and other amenity protection requirements.

Parking, Access & Highway Issues – Access was already considered under the outline approval, although its previously agreed position has been changed very slightly due to the overall benefits it provides to the development.

With regards to parking, each dwelling has on-plot parking which meets the 'Residential

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Parking Standards' SPD requirements in an acceptable manner, i.e. two spaces for the three bedroom dwellings and three spaces for the four bedroom dwellings. On-street visitor spaces are also provided and room will still be available on Knowle Hill for the occasional parking space. The necessary secure cycle parking/storage requirements can also be met.

The development raises no concerns with regards to highway safety for vehicles or pedestrians as it is a dead end road which will have a low level of traffic movement.

Some concerns have been raised by the occupiers of Westfield House which is to the north of the site and accessed from Knowle Hill. Their concern is that with the loss of the existing bell mouth to the former builder's yard, which is directly opposite their entrance, there will be less space in which to allow larger vehicles to manoeuvre, in particular a heating oil tanker and larger delivery lorries which regularly visit the property. In response to these concerns the applicant has provided a tracking diagram which demonstrates that a vehicle of this size will still be able to access the driveway of Westfield House and it needed be able to turn within the road using the driveway access. There will also be the new bell mouth to the proposed development available for vehicles to turn and then reverse up the driveway to Westfield House. This being the case, it is considered that the loss of the current bell mouth to the former builder's yard will not result in any significant access issues for Westfield House and as such is acceptable.

Environmental Sustainability – The Council's 'Environmentally Sustainable Development' SPD requires all new residential development to meet a certain level of the Code for Sustainable Homes, as well as a number of other mandatory requirements and links in with saved Policy 34.ES and DM2 of the pre-submission plan. The required code level is based upon when the application is submitted or in the case of outline applications, when the original outline application was submitted, not when the reserved matters application is submitted. This being the case, the proposed dwellings will be required to meet a minimum of Code Level 3 and conditions requiring details of how this will be achieve were previously included on the outline planning approval.

Trees – The Council's Tree Services Manager is happy that the submitted arboricultural information shows that the development can be built without having any adverse impact on the one protected tree on site. He also raises no objection to the removal of a number of trees along the north-eastern boundary, which are not in the best condition. The proposal also includes further tree planting within the site.

Contaminated Land – Given the former use of the site for industrial purposes and as a builder's yard, the site does have some contamination. This was investigated as part of the outline application and information has already been submitted and accepted by the Head of Environmental Health with regards to the nature of that contamination and approved mitigation measures which are currently underway on site with the demolition of the existing buildings and removal of the hard standing.

Street Scene & Area Character – As has been mentioned above, the development site is not an extension of the existing neighbouring residential development and as such is able to create its own character and appearance. Much work has been undertaken with regards to the layout of the site which it is now felt will not only meet the necessary spacing, parking and amenity standards but which also has the potential to be an attractive and intimate scheme which will provide a pleasant living environment for future occupiers whilst being respectful to its existing surroundings.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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 amended scheme which is now under consideration is considered to be a great improvement over that originally submitted and demonstrates that the twelve dwellings proposed can be successfully accommodated on site without having any adverse or unacceptable impact upon existing neighbours or future occupiers of the development. All of the reserved matters are considered to be acceptable and the development as a whole meets the requirements of the relevant local plan saved policies, as well as the relevant supplementary planning documents and the guidance contained within the National Planning Policy Framework. As such the application is recommended for approval subject to the original outline approval conditions and the additional conditions set out for this reserved matters application.