MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/11/69366

DESCRIPTION/ ADDRESS	Raising of roof & enlargement of existing bungalow & construction of 1no. Adjoining 3 bed chalet bungalow, following subdivision of existing plot 1 Charmwen Crescent West End Southampton SO30 3AQ

SITE VISIT DATE	19/08/11			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. A previous application was withdrawn following concerns with the development on the grounds of the siting of development and size of proposed amenity areas for both sites – existing and new. The application also failed to secure developer contributions.					
SITE AREA	479.7 sq metres					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	41 d/ha					
TOPOGRAPHY		Level	x	Sloping – west to east		Other …
TREES	x	No		Yes, …..		
BOUNDARY TREATMENT	x	Existing high hedging running along Sharon road boundary and part front of the site with low level brick wall and gate. Close boarded and hedging with number 3 Charnwen				
SITE CHARACTERISTICS	Detached bungalow set in a relatively large plot, with large side garden. Existing garage and parking area serving the site is to the rear of the plot.					
CHARACTER OF LOCALITY	Residential					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/68909	Raising of roof & enlargement of existing bungalow & construction of 1no. Adjoining 3 bed chalet bungalow, following subdivision of existing plot	Withdrawn 04/7/11

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
33 Tainters Brook, Uckfield, East	Type: Observation Comment: I am commenting on behalf of my mother, Mrs P E

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Sussex, TN22 1UQ Comment	Thompson who lives at 39, Barnsland, West End. I am surprised that the only rear access to the property immediately adjacent to No 3 Charmwen Crescent is in fact from a Private Track. As it is private then the owners could legitimately block off that means of access at a later date, meaning that the property would no longer have a rear access. As the proposal includes for a bike store at the rear of the property, and also the foul sewer passes to the rear it means that any future access to these would be impossible without passing through the new property? I would have thought that access to the front AND rear of the property has to be from a public highway, or at least the new owner would have to acquire a right of way over the private track? There is no indication in the application that this would be required.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
WND	At the meeting of the West End Parish Council Planning and Highways Committee held on 2nd August 2011, Councillors decided they had no objections to these plans.
ENG	No objection. Adequate parking space is supplied for both vehicles and cycles. New vehicle crossovers should be constructed in accordance to the HCC standards/criteria. As an additional dwelling is proposed on site to that existing, developer contributions will be required in accordance to the HCC Transport Contributions Policy - £3,745 for a three bed dwelling. **DC Engineer:** Eric Reed **DC Engineer Comments:** GN15, TH08, TH26

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
SWS	

Southern Water

ATKINS

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SO50 9YN

Your Ref
F/11/69366
Our Ref
H/EL/2011/69366
Date: 02/08/2011

Dear Sir,

Proposal: Raising of roof & enlargement of existing bungalow & construction of 1no. Adjoining 3 bed chalet bungalow, following subdivision of existing plot.
Site: 1 Charmwen Crescent, West End, Southampton, Hampshire SO30 3AQ.
F/11/69366

Thank you for your letter dated 19/07/2011.

Please find attached a plan of the sewer records showing the approximate position of public sewers crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

All existing infrastructure should be protected during the course of construction works, foundations where the proposed building is less than 3 metres from the sewer will need to be taken a minimum of 150mm below the sewer invert.

The proposal also shows bike sheds over the location of the manholes. The plans will have to be amended or the sewer/s (foul and surface) should be diverted. Please note, it might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 150mm and 225mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer.
3. No new soakaways should be located within 5m of a public sewer.

Contd..

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	4. All other existing infrastructure should be protected during the course of construction works. In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect/divert the public sewers, prior to the commencement of the development." Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent: "A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk". The Council's Building Control officers/technical staff or Environment Agency should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. Yours faithfully D. S p/p David Nuttall Senior Planning Engineer DDTel 01962 858688 Fax 01962 810296 E mail southernwaterplanning@atkinsglobal.com
HEH	We recommend that the following conditions are imposed for amenity protection reasons. **NS05 HOURS OF WORK** No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Holidays. **NS21 DUST** Developments shall not begin until a scheme of works to deal with dust from the site has been submitted to and approved in writing by the local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority **NS18 NO BURNING** The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 28.ES (Waste Collection/Recycling), 59.BE (Development Criteria), 100.T (Minimise Travelling), 101.T (Infrastructure Contributions), 104.T. (Parking), 147.OS (Public Open Space), 191.IN (Social Infrastructure).
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Document: Planning Obligations

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – 4 (strong character) which states:

- Retain grass verges
- Maintain the predominant plot widths and continuity in building line
- Maintain uniformity in building heights within each street

SPECIAL POLICY AREA

N/A

PLANNING POLICY GUIDANCE / STATEMENT

PPG	-	13 Transport
PPS	--	1 Delivering Sustainability
	-	1 Planning and Climate Change Supplement
		3 Housing

POLICY COMMENTARY

The above policies 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

X	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

	See below		Other…The proposals do not show the use of the private track as part of the proposed development.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of Circular 05/05, policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011 and the SPD on Planning Obligations, contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards Community Infrastructure, Sustainable Transport and Public Open Space. The applicant has agreed to secure the contributions although no payment or completed UU has 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."

MATERIAL CONSIDERATIONS

Principle

Central Government planning guidance set out in PPS 3 ‘Housing’ supports the principle of providing new housing within urban areas, making efficient use of under developed land. The new Government has abolished the need to achieve a minimum density for urban sites and omits residential gardens from the definition of ‘brownfield sites’. Greater emphasis is now to be placed on ensuring the key characteristics of the site and its host environment are protected and not on

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

maximising the development potential for a site.
The site is located within the urban edge and is bound by residential properties. It is located within a medium accessibility area and on a bus route, with relatively good pedestrian and cycle links to nearby facilities.

The character of the area is of a mix, representing detached bungalows and two storey housing set in terraced rows located within medium sized plots relative to dwelling size with private gardens, therefore on this basis the principle of the proposal in an area such as this is acceptable, subject to consideration of the detailed design matters.

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.

Size, layout and design

The proposed development would consist of an attached bungalow with pedestrian access from Charmwen Crescent and vehicular access from Sharon Road to serve two tandem car parking spaces. A bike store has been located in the rear garden of the proposed site. The resulting bungalow would see the demolition of an existing extension to allow for an increased amenity area to the rear, with a new bike store located within the garden and two car parking spaces created to the front, off Charmwen Crescent.

The design of the proposed attached bungalow, due to its scale and massing is not considered to relate well to the existing bungalow and along with its proximity to the highway, would result in an unduly dominant building when viewed within the streetscene. The development is not considered to be representative of existing development within the area which is characterised by detached modest buildings and would detract from the visual amenities of the area. The layout of the proposed parking area to the front is considered to be in keeping with the existing arrangement of parking provision within the locality. However, there are concerns with the layout of the development with regards to the proposed and resulting amenity areas serving both sites and position of the development within the streetscene. The development would be sited on a prominent corner plot. Although it is acknowledged that good screening exists by way of the existing hedging, this is not considered screen the development completely from view in this prominent location. The guidance contained within HEWEB character guide, area 4 states that development should maintain plot widths and continuity in building line. The development would destroy this building line, which can be taken from the front of number 2 Charmwen Crescent and properties in Sharon Road and would result in a visually intrusive and cramped (due to the layout) form of development.

Residential amenity

To assist with assessing the impact of a development on neighbouring properties Supplementary Planning Guidance: Residential Amenity in the Borough of Eastleigh has been produced which gives guidance on over looking, loss of light and amenity space for new dwellings. Section 3.16 ‘Garden Privacy’ of the Borough’s SPG provides guidance on space standards and new proposals for amenity areas respecting the local context and pattern of existing development. The revised application has amended the previous scheme by increasing the amenity area for the existing bungalow through demolition of an existing rear extension and re-alignment of common boundary. The calculations for this amenity space are approximately 69 square metres, although

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

unlike the figure provided in the design and access statement for the footprint of the dwelling (79sqm) it measures out on plan at approximately 93sqm. However the amenity space is not short by a great amount (5sqm) therefore the proposals would not be refused solely on these grounds. The resulting size of the garden in relation to the local context however is not considered to be reflective of the pattern of surrounding development. The new development has been amended through a slight reduced, although quite minimal, amount of amenity space, by the re-alignment of the common boundary. The proposals have removed the garage from the plans to the rear but this has not increased or altered the amenity space to the rear. The proposals now show new fencing and planting to the front garden, with the aim of creating more private areas to the front of the site. This is not considered to represent, useable amenity areas and there are concerns raised with the inclusion of a 1.9m part brick, part fence to a characterised open frontage. The size of the amenity area is compliant with the recommended size standards however, the side aspect is also not considered to represent a private area and the rear area would be too small to cater for the site. On this basis the layout of the site is considered to be congested due to its limited size, as such the proposals are considered to result in the overdevelopment of the plot.

Highway matters

Policy 100.T expects development to be sited close to, or well served by, public transport, cycling and walking. Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision. No highway issues have been raised by engineers from the proposals.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The recommendation is to refuse.