HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80214

DESCRIPTION	Erection of hipped roof detached garage to front
ADDRESS	153 Kingsway, Chandler's Ford, Eastleigh, SO53 5BY

SITE VISIT DATE	11/7/17
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a detached garage in the front garden • It would project 6.1 metres in depth, extend 3.5 metres in width and 3.2 metres in height
TOPOGRAPHY	• Reasonably flat and level
TREES	• Silver Birch afforded a TPO sits on the boundary with number 155 and where the garage will be
BOUNDARY TREATMENT	• The boundary treatment at the front consists of approximately three metre tall
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling which has a prominent two storey front extension of an L shape • There are two integral garages and off road parking for 4-5 vehicles
CHARACTER OF LOCALITY	• Kingsway is characterised with large detached family dwellings • Many of the dwellings have been extended • Off road parking is prevalent

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/17/80087	Conversion of integral double garage into living accommodation	Planning permission not required 2/3/17

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
151 Kingsway	Over-development, loss of parking leading to cars parking on the road which will be unsightly and affect turning into and out of our driveway, visually intrusive, covenant preventing building at the front
153 Kingsway	Covenant preventing buildings at the front, concern over the protected Silver Birch that no investigation has been undertaken, boundary dispute, concern over parking and excessive noise from manoeuvring

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Clerk Chandlers Ford PC	No comments received
Countryside & Trees, Tree Officer	**Trees** - The proposed development is in close proximity to the protected birch. No evidence has been submitted to support the fact that the proposed development can be carried out without harm to the tree. However, it is felt that there is scope for the proposed development, with special construction methods and foundation design. I raise no arboricultural objection to the proposed development, subject to the following conditions: No excavation, demolition or development related works shall take place on site until an Arboricultural Method Statement and Tree protection Plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) have been submitted and approved by the LPA. The approved Arboricultural Method Statement and Tree Protection Plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality. No excavation, demolition or development related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as detailed in the Arboricultural Method Statement and Tree protection Plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Flood zone 2 and 3

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

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (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 Guidance: Quality Places (2011)
Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

Development proposals should ensure that:

- sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- no healthy or mature trees would be felled or likely to be damaged
- the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

Noted, the conditions will be added.

COMMENT ON REPRESENTATIONS RECEIVED

Covenants do not form part of the planning legislation and will need to be investigated by the applicants. There are no restrictions about vehicles parking on the highway, if the neighbours find it hard accessing their drive as a result of vehicles obstructing their driveway this will be need to dealt with as a civil matter. The hedge at the front elevation which sits on the shared with 155 is not protected and in the ownership of the applicants who can remove the hedge without requiring consent.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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

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. 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.

Impact upon the Character and Appearance

The Quality Places SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene. The plots on Kingsway are of a very generous nature, setback from the highway with ample space for off road parking. A number of neighbours have garages at the front elevation some at much larger scale than what is proposed, on this basis the proposed the proposed garage would not be out of context. The resultant scale and mass will tie in well with the proportions of the host dwelling and the hedge at the front elevation will shield a large majority of the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

structure which will negate any concerns about the garage being visually intrusive.

Residential Amenity

The only neighbours who would be possibly affected would be the occupiers of 155 as the structure would be sited on the adjoining boundary. The garage will be sited approximately ten metres away at a skewed position therefore not in direct line which will result in minimal impact upon the outlook of these occupiers.

Trees

No arboricultural information was submitted to allow the Local Planning Authority assess the impact of development upon the protected Silver Birch. The Head of Countryside and Trees has stated there is scope for development with special construction methods and foundation design, and pre-commencement conditions have been suggested which will be attached.

Flood Risk Assessment

The rear part of the application site is within a flood risk area which did not require a Flood Risk Assessment as the location of the garage is 60 metres from the stream.

OTHER MATERIAL CONSIDERATIONS

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

The detached garage represents a suitable householder development which is in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan)
Supplementary Planning Guidance: Quality Places (2011)
Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005)
Supplementary Planning Guidance: Residential Parking Standards (2009)