REF. NO. F/17/80448

PLANNING APPLICATION REPORT

DESCRIPTION ADDRESS	Construction of 2no. 4 bed dwellings with associated amenity space, parking, landscaping, bin and cycle storage, following demolition of existing bungalow (resubmission of F/16/78661). 57 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EA

SITE VISIT DATE – 21/07/2017

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The only difference in this resubmitted proposal is the relabelling of the original ground floor study to a bedroom, thereby creating a four bedroom dwelling rather than the previously approved three bedroom dwelling. Physically the proposal remains unchanged.
SITE AREA	1535 sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approx. 13 dwellings per hectare.
TOPOGRAPHY	There is a very slight drop across the site from west to east of around 0.3 – 0.5 metres but a much further drop of around 4.0 metres from the front of the site to the rear northern boundary.
TREES	There are a number of small ornamental and fruit trees on the site but nothing of any significance.
BOUNDARY TREATMENT	The front boundary is marked by a low decorative block wall, with the remaining side and rear boundaries being marked by 1.8 – 2.0 metre timber fencing and areas of planting including a rather tall conifer hedge along the rear boundary.
SITE CHARACTERISTICS	1950s/60s bungalow which has had a number of additions to the rear and is in need of modernisation. To the front is a good size garden with a driveway to the side leading to a double garage and parking area at the rear. Behind is a large generally open garden with a collection of various sheds and outbuildings.
CHARACTER OF LOCALITY	This part of Hedge End is predominantly residential in nature and made up of mainly single and two storey detached dwellings on reasonable size plots. Upper Northam Road is the main route into Hedge End centre from junction 7 of the M27 motorway.

RELEVANT PLANNING HISTORY

REF. NO. F/17/80448

REFERENCE	DESCRIPTION	DECISION
F/16/7861	Construction of 2no. three bedroom dwellings with associated amenity space, parking, landscaping, bin and cycle storage following demolition of existing bungalow (resubmission of F/15/77504).	Approved Jul 2016
F/15/77504	Construction of 2no. three bedroom dwellings with associated amenity space, parking, landscaping, bin and cycle storage following demolition of existing bungalow.	Approved Dec 2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hampshire Highways	No objection provided suitable access to the highway is provided via a new dropped kerb and the old access reinstated with a raised kerb.
Hedge End Town Council	Works have already commenced.

POLICY CONTEXT

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 25.NC, 28.ES, 34.ES, 59.BE, 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'

Policies DM1, DM2, DM9, DM23, DM24, DM25, DM29, DM32, DM35 & DM37

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals – Hedge End, West End and Botley (HEWEB 25)
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations

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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 National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date planning permission should be granted unless the adverse impacts of the development would outweigh the benefits; or specific policies in the Framework indicate development should be restricted (paragraph 14). Local plan policies that do not accord with the NPPF are now deemed to be "out-of-date". The NPPF requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In other words the closer the policies in the plan accord to the policies in the Framework, the greater the weight that may be given.

Paragraph 49 states that, "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."

Paragraph 53 of the NPPF states that "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Paragraph 56 of the National Planning Policy Framework states 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 and the impact of the change from three bedroom to four bedroom dwellings.

COMMENT ON CONSULTATION RESPONSES

Comments noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

The Government's changes to the National Planning Practice Guidance (NPPG) which increases 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 proposed development in this instance falls within this threshold and as such no planning obligations can be requested.

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/conflict 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 considered to be 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 Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

The July 2016 planning approval for an identical scheme also establishes the acceptability in principle of that proposed.

Impact of increased bedrooms – As mentioned above there are no physical changes proposed to the development, only the relabelling of a room from study to bedroom. Technically this makes the dwellings four bedroom properties when the planning approval was for three bedroom dwellings. The application has been submitted in order to allow the developer to sell the dwellings as four bedroom properties.

In terms of any added impact from the change to four bedrooms, it is not considered that there would be anything of note. Physically there would be no additional impact upon neighbouring properties or upon the impact to the street scene or visual amenity of the surrounding area. There would be a need for an increase in on-plot parking provision from two to three spaces, which can easily be accommodated on site without any alterations required to the site layout or already approved frontage parking areas.

Overall therefore it is not considered that the change from three to four bedrooms would have any additional impact and the scheme is considered acceptable. The application is partially retrospective as work has already started on site, although this is an implementation of the previous planning approval. It will therefore be necessary to amend the conditions applied accordingly to reflect the present situation.

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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.

CONCLUSIONS

For the reasons given above the application is recommended for approval subject to conditions.