HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80446

DESCRIPTION	Replacement workshop and log store
ADDRESS	Ploverfield East Ploverfield, Long Lane, Bursledon, Southampton SO3 18DA

SITE VISIT DATE	1st August 2017
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. For exact proposed dimensions, see drawing nos. PL/01, PL/02 plus Section 11 (materials) of the planning application form.
TOPOGRAPHY	Level adjacent to house, then drops down into sunken lawn area. Slopes to the north.
TREES	There are a number of small shrubs and trees surrounding the proposal site. These should not be affected by the proposed works.
BOUNDARY TREATMENT	Gate and vegetation entering the plot and timber fence with the property next door at Maryland. The majority of the site is well screened with mature trees and planting.
SITE CHARACTERISTICS	The dwelling is in the NE corner of the historic L shaped house 'Ploverfield', which has been extended and divided into three separate dwellings each with their own access and garden area. East Ploverfield is accessed via a narrow private road leading to its parking area and existing detached workshop and log store.
CHARACTER OF LOCALITY	Residential, the site lies within designated countryside as well as both the Old Bursledon Conservation Area and Old Bursledon Special Policy Area. Within the Council's adopted Conservation Area and Appraisal Management Proposals Supplementary Planning Document, the site falls within Character Zone 6 and is highlighted as being one of a group of dwellings accessed via a private driveway from Long Lane which are considered to make a particularly positive contribution to its character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection. Requested a condition be placed on the consent preventing commercial use and to prevent sub division for further residential use.
Hampshire Garden Trust	No response.
The Gardens Trust	No response.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Countryside Within Established Residential Area Within Designated Conservation Area (Old Bursledon) Within Special Area (Old Bursledon) Historic Parks and Gardens Register (Ploverfield) HRA Screening Area, river buffer 400m, SAC, SPA, Ramsar 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 1.CO, 9.CO, 169.LB, 179.LB, 59.BE and 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, DM10, DM16, DM24 and BU7, (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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Burseldon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

Old Bursledon Special Policy Area, Zone 6. In order to protect the special loose-knit character of Old Bursledon (as identified on the Proposals Map) and to ensure the retention of existing open area, further development will be refused within the special policy area with the exception of replacement dwellings, appropriate extensions or changes of use, provided that these respect and enhance the character of the Special Policy Area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

NATIONAL PLANNING POLICY GUIDANCE

Section 12: Conserving and enhancing the historic environment.

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

See above	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
N/A					

PLANNING OBLIGATION/CONSIDERATIONS

N/A

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

The site lies within designated countryside as well as the Old Bursledon Conservation Area and Special Policy Areas.

Policy 1.CO sets out the general presumptions against new development within the countryside.

Policy 9.CO relates to extensions to dwellings in the countryside. The proposed works do not relate to an extension to the existing dwelling. However, the policy does state development is not likely to facilitate the subdivision of property into more than one dwelling and the design does not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

Policy 169.LB allows for the provision of appropriate new buildings within the Old Bursledon Special Policy Area.

Policy 179.LB also allows appropriate works within the Old Bursledon Special Policy Area providing that they respect and enhance the character of the SPA.

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.

Policy 104.T of the Local Plan requires development to provide adequate off-highway parking up to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the maximum standard set out in respect of the accessibility to that development.

The principle of the proposed replacement works are considered to acceptable.

The application is considered to comply with the relevant development plan policies and associated supplementary planning guidance for the following reasons:

- The size and design of the replacement workshop and logstore are considered to be sympathetic to the existing development on site.
- The works will not detract from Old Bursledon Conservation Area or Special Policy Area it is designated within. The proposal represents an appropriate response to the local context. It is considered the proposal would not be harmful to the setting of the conservation area, Special Policy Area or the significance of any feature within it.
- The proposal is considered to be in accordance with saved policies 59.BE, 169.LB, 179.LB and 104.T of the Eastleigh Borough Local Plan Review (2001-2011), guidance set out in Quality Places SPD and Section 7 plus 12 of the NPPF.
- The proposal is considered to be in accordance with saved policies 1.CO and 9.CO of the Eastleigh Borough Local Plan Review (2001-2011) as the application has no detrimental effect on the countryside. The replacement works sit within the existing footprint.
- Due to the very secluded nature of the application site and the good natural screening around the area, there are considered to be no issues in relation to the residential amenity of any neighbouring dwellings.
- There is no particular concern for the impact of the proposal on the general rural character of the site.
- The proposal is considered to retain a large sized garden (neutral impact) and therefore the proposal is not considered to result in the overdevelopment of the plot.
- The proposed replacement works are 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 even though it falls inside the designated zone of impact.
- For these reasons the proposal is considered to be in keeping with the existing property, will preserve the character and appearance of the Old Bursledon Conservation Area, Special Policy Area and Long Lane streetscene, and will not materially harm the amenity of the neighbouring residents. The development complies with the requirements of all the relevant policies mentioned above.

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

Recommended for approval subject to conditions.