



HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

20 November 2023





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**
- Development Plan – Adopted Eastleigh Borough Local Plan 2016-2036 & Hampshire Minerals and Waste Plan (if relevant).
- Full Application (all matters considered)



Relevant Considerations

- Adopted Supplementary Planning Documents such as Quality Places, Biodiversity & Planning Obligations
- Relevant Government Policy including the *National Planning Policy Framework (2023)* and its presumption in favour of sustainable development.
- National Planning Policy Framework (2023) is a material consideration of significant weight that takes precedence over Development Plan Policies which do not accord with the NPPF.



NPPF (Amended 2023)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 Threads of Sustainability – Economic, Social and Environmental – all are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific policies;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes and right of access.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- If the option to defer, to seek amendments or further information then the committee must indicate what these are
- If the option to add further controls on use or further details, then this must be reasonable in planning terms
- LPA is required to consider whether otherwise unacceptable development could be made acceptable through the use of conditions which are then discharged and complied with
- 6 tests – necessary; relevant to planning and to the development to be permitted; enforceable; precise and; reasonable in all other respects.





Thank you



Agenda Item 7.

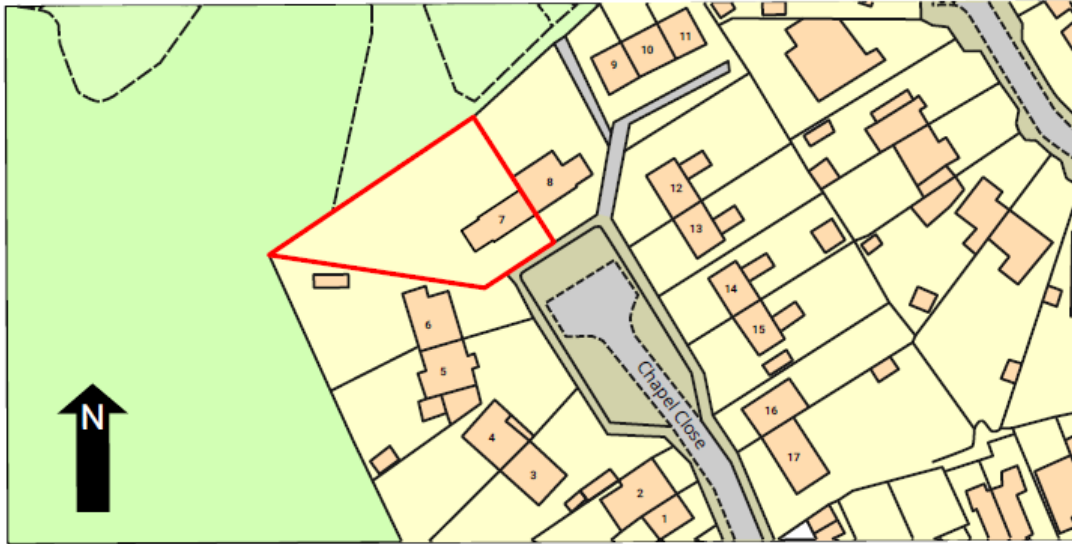
Planning Application H/23/95836

Construction of shed in front garden

**7 Chapel Close, West End, Southampton,
SO32 3FF**



Location Plan

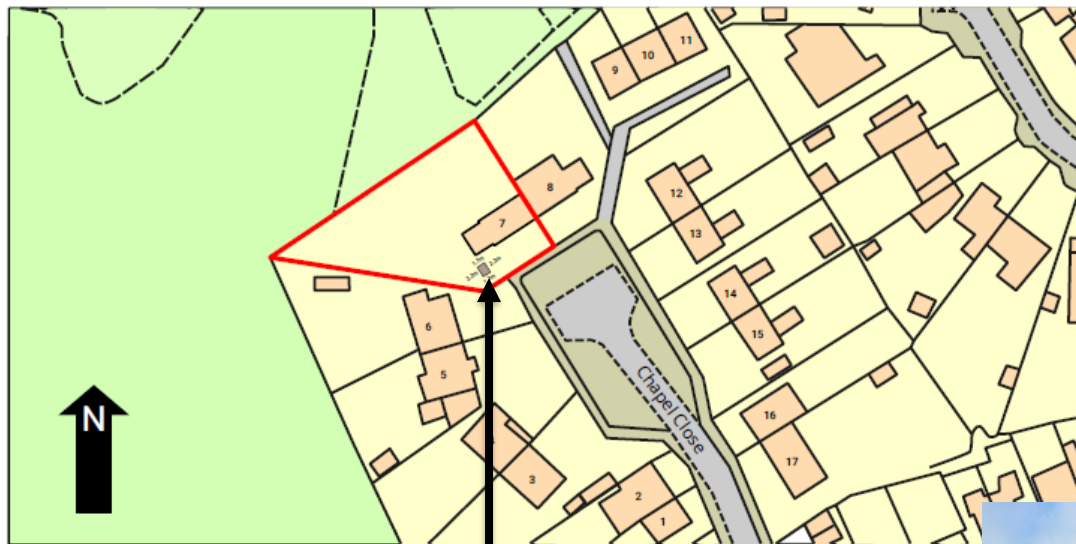


50m
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Aerial View



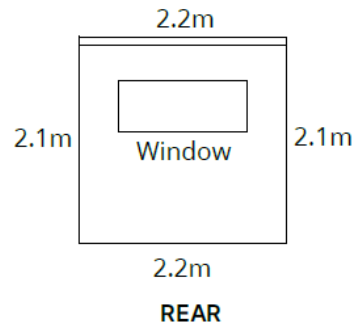
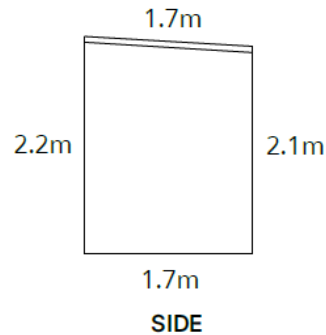
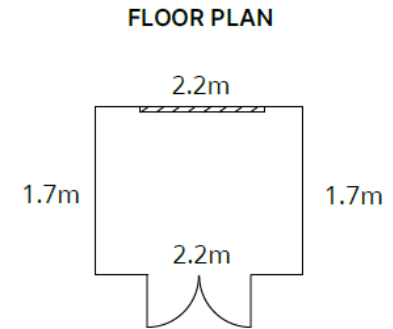
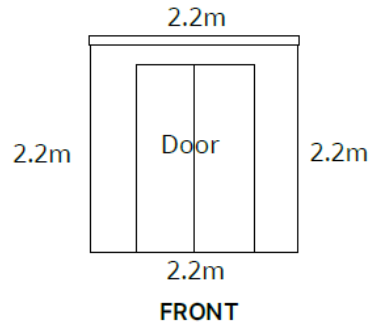
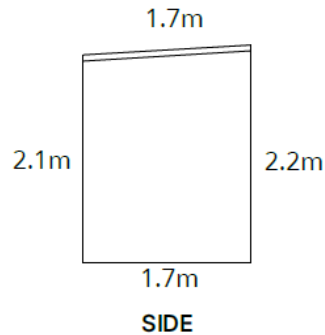
Proposed Site Layout Plan



Proposed location of shed



Proposed Elevation Plans



SHED DIMENSIONS

2023-10-25

7 Chapel Close



Visual Impact Upon Street Scene



Proposed location of shed



Garage at no.3 forward of the building line



Visual Impact Upon Street Scene



Residential Amenity



Considerations - Key points

- **Accords with Policy** of the Eastleigh Borough Local Plan (2016-2036), and to guidance contained in the Councils adopted SPD and to the National Planning Policy Framework 2023 (the Framework).
- **Design, form, layout and scale** of the shed is **appropriate** and would not form a **prominent feature** in the street scene
- Proposal will **not be harmful to the character of the host dwelling or wider surrounding area**
- **No unacceptable impact on the amenity** of neighbouring residents



Recommendation

PERMIT subject to conditions

