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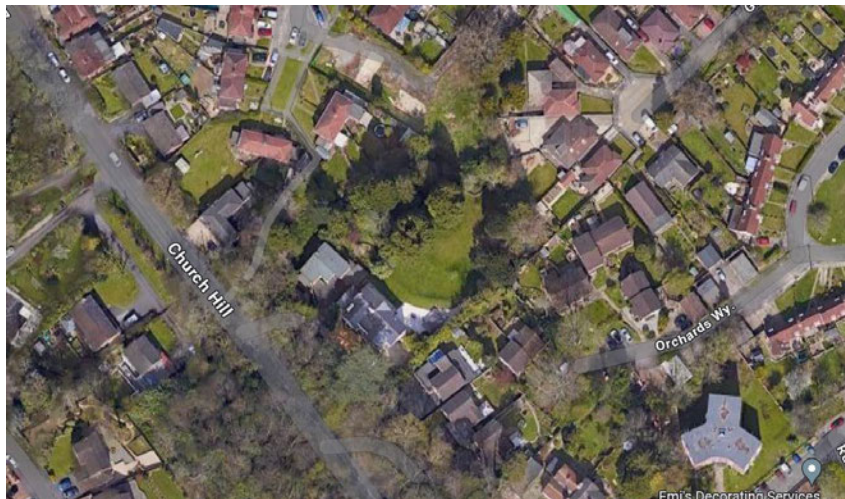
Dear Sir\Madam

PLANNING APPLICATION FOR THE CONSTRUCTION OF A CAR PORT – GLEN HOUSE, CHURCH HILL, WEST END

I hereby enclose a householder planning application for the construction of a detached triple car port to the front of Glen House, Church Hill, West End. The application is accompanied by the requisite plans and an arboricultural report.

The site and proposals

The site is located within the built-up area and on the northeast side of Church Hill. This part of Church Hill is characterised by large houses on deep plots and set behind substantial landscaping. Glen House occupies one of the largest plots and contains mature trees and landscaping on all sides.



Aerial view of the site (www.google.co.uk)



The site falls within the defined settlement boundary but is not subject to any site specific, heritage or flood risk constraints. The main constraint on the plot is that a number of trees at the front and rear of the site are subject to tree preservation orders.

The proposals comprise the construction of a three bay timber car port to the front of the house. The car port is of standard design and is proposed in order to provide covered storage space for the applicant's cars.

Although situated to the front of the house the car port will be screened by both the landscaping on the front site boundary and also by the fairly substantial change in levels that means that the forecourt of Glen House is set lower than Church Hill as it passes to the front of the site. As such, whilst detached outbuildings in front garden areas can sometimes be highly visually prominent that isn't the case here.

As a car port the proposed building is a lightweight structure requiring limited foundations. The tree impacts of the proposals are considered in the enclosed Arboricultural report.

Relevant planning policies

The National Planning Policy framework ('NPPF') notes the importance of good design. Decisions should ensure that developments:

- Will function well and add to the overall quality of the area;
- Are visually attractive;
- Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;
- Establish or maintain a strong sense of place; and
- Optimise the potential of the site.

Paragraph 136 of the NPPF notes the importance of trees to the character and quality of urban environments. It states that planning policies and decisions should ensure that existing trees are retained wherever possible.

In terms of the Local Development Plan, Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 (adopted April 2022) expects proposals to enhance residential amenities, the character and appearance of urban areas and biodiversity. Development should make efficient use of the site, maximising opportunities to increase density, take account of the site context and be compatible with adjoining uses. Development should integrate with adjoining buildings and spaces in terms of mass, scale, materials, layout, density, design and siting. The Council is strongly committed to promoting good design in all new developments.



The Eastleigh Borough Council Quality Spaces SPD (2011) states that 'Ancillary buildings may include bin and bike stores, general storage and garages. For new development, these have been covered elsewhere. For existing properties, as with any other extension, garages should sympathetically relate to the main dwelling, whether they are adjoined or free-standing. Pitched or lean-to roofs are normally preferable to flat roofs as they are more likely to complement the existing house and locality. In normal circumstances, garages should be in line with or be behind the front of the house.

Design considerations

As stated above, the site falls within the defined built-up area and within an existing residential curtilage and therefore is developable as a matter of principle.

The proposed building will be an incidental outbuilding associated with the main house. It is significantly smaller than the house in terms of footprint and scale and will therefore read as such. The structure is of a simple and lightweight design being finished in timber and with a lightweight tiled roof.

As noted earlier in this letter, although the proposed building will be situated forward of the main house, in this case that siting is appropriate and acceptable given that it will not be visibly prominent as seen from Church Hill as a result of the intervening landscaping (much of which is covered by a tree preservation order) and also by the fact that it is set at a lower level than the street. There are already examples of detached outbuildings to the front of houses further along this part of Church Hill and which are likewise well screened from the road.

The design of the building is simple and commensurate with its intended use. It has a hipped roof to accord with the design guidance in the Quality Places SPD and that roof will also help deflect falling detritus from the trees above. In view of the proximity of the building to protected trees an arboricultural impact assessment and method statement has been instructed and accompanies the application.

In terms of ensuring that the proposed development has an appropriate relationship with neighbouring properties the car port is well separated from the houses to either side of Glen House and will not affect the outlook or either neighbour.

We trust that the proposals will be acceptable but if you have any queries or would like to discuss then please do not hesitate to contact me.

Yours faithfully

Matthew Holmes BA (Hons) MA MRTPI, Director