

HEWEB – Hedge End, West End and Botley Local Area Committee Monday 1 October 2018.

Application Number: F/18/83554
Case Officer: Rosie Rivers
Received Date: Tuesday 3 July 2018
Site Address: Open space at Ratcliffe Road, Hedge End, Southampton, SO30 4HB
Applicant: Ian Austin
Proposal: Change of use of part open space into 7no. additional car parking spaces (resulting in a total of 13no. car parking spaces) with associated landscaping works

Recommendation: Permit

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: EC/01775/002 Rev C, EC/01775/003, EC/01775/004 Rev A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 No excavation, demolition or development related works shall take place on site until a Tree Planting Plan and Planting Method Statement, as per British Standard 8545:2014, have been submitted and approved by the Local Planning Authority to formalise the proposed new tree plantings. The approved documents must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority. Tree planting must take place as soon as possible after completion of the proposed development and no later than the start of the following planting season. If, for a period of no less than 10 years after planting, trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved. Reason: to maintain and enhance local tree canopy cover.

- 4 Notwithstanding the approved plans no development shall start until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2018), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

This application has been referred to Committee because the application has been submitted by the Council.

Description of Application

1. The application proposes a change of use of part of an area of open space to allow for additional car parking spaces. The land would be hard surfaced and 7 car parking spaces are proposed. Due to existing hard surfacing the proposal would result in 13 spaces in total on the site.
2. Bird lip fencing and earth bunds are proposed around the new car parking area.
3. An existing tree would be removed and the planting of 8 new trees is proposed.

Site Characteristics

4. The site consists of an area of open green space with residential dwellings surrounding the open space. The open space is grassed with two trees on the site. There is open fencing to the west of the open space. There is an area of hard surfacing to the west of the site currently used for parking.
5. The properties surrounding the site consist of two storey semi-detached dwellings. The properties surrounding this open space are accessed via a footpath and generally do not have parking to the front of the properties. One of the properties has created an access and parking to the front of the site through a historic planning permission.

Relevant Planning History

6. None

Representations Received

7. Two letters of comment have been received raising questions of whether the spaces will be allocated and the fencing surrounding the spaces.

Consultation Responses

8. Council's Tree officer – No objection, subject to a condition
9. County Highway Authority – No objection, recommend fencing around spaces 7 and 13 is pushed slightly further away for the side of the parking spaces to enable doors to be fully opened.
10. Hedge End Town Council – No objection

Policy Context: Designation Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

Development Plan Saved Policies and Emerging Local Plan Policies

- Eastleigh Borough Local Plan Review 2001-2011 saved Policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

11. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Emerging Eastleigh Borough Local Plan 2016-2036

12. The Council is at the pre-Submission publication stage (Regulation 19) of the emerging Eastleigh Borough Local Plan for the Period 2016 – 2036. The public consultation period ran until 8 August 2018 and submission to the Secretary of State is scheduled for Autumn 2018. The adoption of the Local Plan is anticipated in Summer 2019. Given the status of the emerging Plan, it is considered that limited weight can be attributed to it.

Supplementary Planning Documents

- Supplementary Planning Document: Quality Places (November 2011)
- Supplementary Planning Document: Residential Parking Standards (January 2009)

National Planning Policy Framework

13. At a national level, The National Planning Policy Framework (the 'NPPF') is a material consideration of significant weight in the determination of planning applications.

Comment on Consultation Responses and Representations Received

14. See below

Assessment of Proposal: Development Plan and / or Legislative Background

15. Section 70(2) of the Town and Country Planning Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 11 of the National Planning Policy Framework (NPPF) :-

"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."

16. In this case policy issues for consideration include:

Principle

17. The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

18. 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.

Layout, design and impact on the character of the area

19. The site is located towards the end of Ratcliffe Road and is an area of green space surrounded by houses. The site is not a formal area of open space for recreational purposes but is an amenity area for the local residents.

20. The application is supported by a planning statement which explains that over the last 5 years the residents have had a number of issues with parking which has led to anti-social behaviour and a number of complaints to the Council regarding parking. A meeting has been held between the Council and the local residents to try to resolve the issues raised and the current application has been submitted following the outcome of the meeting.

21. It is noted that the properties surrounding the open space do not have parking for the dwellings, no.52 has created parking to the front of the site through a historic permission and other properties have created parking in the rear garden accessed via Allen Road. It is therefore noted that there is a lack of parking for a number of properties within this part of Ratcliffe Road. There is an area of hardstanding adjacent to the

open space that is currently being used for parking. The application would formalise this parking area and increase the hardstanding to allow for more parking spaces. 13 spaces would be created in total.

22. It is acknowledged that the proposal would diminish part of this open space to allow for the proposed car parking. The use of an area of open spaces for additional parking would not normally be considered to be acceptable. However, it is noted that there are a number of properties within this area with no parking. The proposal would result in the loss of part of the open spaces, however, a significant portion of the green space would be maintained and more tree planting is proposed on the site which would maintain the green appearance of this section of Ratcliffe Road.
23. It is therefore considered, on balance, that due to the number of houses with no parking, the significant parking issues and the amount of green open space maintained on the site the proposal is considered to be acceptable and would not impact on the character of the area to warrant a reason for refusal.

Impact on residential amenity

24. The application proposes to increase the area of hard standing to allow for parking. This would be positioned further into the area of green space. It is considered that as the existing access road and parking is located in close proximity to the proposed location of the parking, the proposed additional parking area would not result in noise and disturbance to the occupiers of the residential dwellings and therefore the proposal is not considered to cause material harm to the amenities of the neighbouring properties in accordance with Policy 59.BE of the Local Plan.

Trees

25. The open space has two trees, the proposal would result in the loss of one of the trees (a weeping ash). The application proposes to plant 8 new trees on the site. Following consultation with the County Tree Officer no objection has been raised to the application. The loss of a tree is regrettable, however, it is considered that the new planting on the site is acceptable subject to a condition regarding a maintenance regime in order to allow the trees to become established. It is considered that due to the additional planting proposed on the site, the loss of the tree would not impact on the character of the area and therefore the proposal complies with Policy 59.BE of the Local Plan.

Conclusion

26. While the loss of amenity space would not normally be considered acceptable, it is considered that due to the significant parking issues within the area and the level of green open space maintained, on balance, the

proposal is not considered to impact on the character of the area to warrant a reason for refusal and therefore the proposal is considered to comply with Policy 59.BE of the Local Plan in this case.



**Open space at
Ratcliffe Road**

Title:
F/18/83554

Scale:
1:1250
Map Ref.
SU4913SW
Date:
18/09/2018

