REF. NO. F/12/70583

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of 2no. air conditioning units Vanbrugh House Grange Drive Hedge End Southampton SO30 2AF

SITE VISIT DATE: 25/07/2012

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Installation of 2 no. air conditioning vents, measuring 94cm in width, depth of 40 cm and height of 80 cm.
SITE AREA	Area of office building 1528.7 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Mainly level site, with slight slope downwards to rear towards the lake.
TREES	None affected by development.
BOUNDARY TREATMENT	Screening of fir trees between Botleigh Grange Hotel and Vanbrugh House.
SITE CHARACTERISTICS	Detached two storey office building set within the Botleigh Grange site, surrounded by parkland.
CHARACTER OF LOCALITY	Part of former large estate which became the Botleigh Grange Hotel in 1949. Now a mix of office and leisure uses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent relevant history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Environmental Health	We have no objections to the proposed.
Hedge End Town Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

REF. NO. F/12/70583

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Existing Employment Site Historic Park and Garden Register

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

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."*

The proposal is considered to comply with relevant Development Plan policies.

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.

The proposed installation of the two air conditioning units is considered to be development of a small scale which is acceptable. The units are to be positioned on the north eastern end of the building. This faces onto the side elevation of Botleigh Grange Hotel with large fir trees acting as screening between the two sites. In addition the hotel has free standing air conditioning units of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

their own on this side of the building.

The Head of Environmental Health has also raised no objection to the proposals.

It is considered that the units will have little impact on the amenity of the occupiers of the building or the character of the area in general, due to the size, scale and position of the units, and will not result in a visually intrusive feature on the building.

The site lies within an existing employment site, but the proposals do not involve the redevelopment or change of use of the existing employment site.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application is recommended for approval.