REF. NO. «AltRef»

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/11/69475

DESCRIPTION/ ADDRESS	Installation of air conditioning unit and plant with louvred accoustic enclosure Rear of 73 Derby Road Eastleigh SO50 5FF

SITE VISIT DATE	22/09/11			
ARE PLANS ACCURATE?	x	Yes		Amended Plans received 11/10/11
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above					
SITE AREA	N/A					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A					
TOPOGRAPHY	x	Level		Sloping …..		Other …
TREES	x	No		Yes, …..		
BOUNDARY TREATMENT		1.8m high fencing				
SITE CHARACTERISTICS	Detached structure to the rear of a residential property housing telecoms equipment.					
CHARACTER OF LOCALITY	Back access road of single track, this area is characterised by detached rear structures of moderate 2m in height and fencing defining the rear boundary					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/32033/000/00	ERECTION OF SINGLE STOREY BUILDING TO HOUSE ELECTRONIC EQUIPMENT	PER 1991

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEH	No objection following receipt of acoustic information

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

REF. NO. «AltRef»

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE (Development Criteria),

CHARACTER APPRAISAL AREA

Eastleigh Character Area: ELAC 17

SPECIAL POLICY AREA

The Aviary Estate Special Policy Area
Campbell Road Special Policy Area
Hiltingbury Special Policy Area
Old Bursledon Special Policy Area
Crowsport Special Policy Area
Bournemouth Road Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS - 1 Delivering Sustainability

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

	See below		None

COMMENT ON REPRESENTATIONS RECEIVED

	See below		None

PLANNING OBLIGATION/CONSIDERATIONS

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

REF. NO. «AltRef»

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

Principle

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 and design and impact on character of the area

The existing building is a 2.5m high flat roof outbuilding which housing electronic equipment for broadband services. The proposals seeks approval for air conditioning units and an louvred acoustic enclosure measuring 1.25m high x 3.5m deep x 3.3m wide of grey complexion. In terms of visual amenity the enclosure will result in the structure reaching 3.65m in height. Negotiations with the agent has resulted in the reduction of height by 150mm, however the structure will still result in a structure approx. 1m above existing outbuildings seen within the access road. Such a height of an outbuilding (albeit non-residential) is not dissimilar to typical examples of residential outbuildings within Eastleigh, therefore notwithstanding the need for planning permission for such buildings and necessity of the enclosure to house important cooling equipment, I do not consider the altered building will adversely impact on the visual amenities of the area or result in an incongruous visually harmful structure. The proposed colour of the enclosure will be conditioned in line with the agent's suggestion to ensure a satisfactory relationship with the existing building and character and appearance of the area.

Residential amenity

No objection has been raised with regards to the acoustic levels therefore no noise implications on neighbouring properties are predicted. A condition of such has not been requested nor is required.

No neighbour comments were received and given the location of the building to the rear of properties adjacent to neighbouring outbuildings, notwithstanding the height increase addressed above, I do not consider that the alterations to the building will have an adverse impact on the visual amenities of the neighbouring properties.

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

The recommendation is to permit