MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/71730

DESCRIPTION/ ADDRESS	Two storey side extension to provide enclosed access to first floor 51 - 53 Market Street Eastleigh SO50 5RF

SITE VISIT DATE	27.12.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension to provide enclosed access to first floor. The extension will infill a recessed area of the building creating a flush and continuous side elevation.
SITE AREA	370sqm / 0.037ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat, level site.
TREES	There are no trees on or adjacent to the site.
BOUNDARY TREATMENT	The front is open onto Market street and the rear is open to the back service road.
SITE CHARACTERISTICS	Terraced two storey building containing A1 (YMCA) shop. The property has previously been extended several times with both single and two storey additions of varying designs and styles. To the rear is a large parking and service area. The property abuts an alleyway accessing the service road and through to High Street.
CHARACTER OF LOCALITY	Site is located within Eastleigh Town Centre which contains a mix of predominantly A1 retail uses within some A2, A3, A4, & A5 uses, most of which back onto rear service roads.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/60331	First Floor Smoking Platform	Permitted July 07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Eastleigh Town Centre

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) - 59.BE, 125.TC, and 126.TC
Pre submission Eastleigh Borough Local Plan 2011-2029 – DM1 and DM19

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

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 impacts on the town centre along with residential amenity, highway/community safety matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to the scale or form of development proposed.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within the town centre where the principle of development is acceptable providing it doesn't undermine the commercial/retail centre and with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

The proposal is for the construction of an internal staircase to provide easy access to the first floor. This is not considered to undermine the town centre in any way.

Layout/Design/Safety: The proposed internal staircase is considered to be in an appropriate location. The provision of this infill development will create a continuous side elevation which will, in my opinion, enhance community safety along the alley way that abuts the site.

The rear of the site has previously been extended using a variety of design styles and roof type. The proposal adds to this variety. Although in plan for the roof of the proposal will be visible from the back service road, in reality it will be almost unnoticeable due to the deep projection of the single storey extension that exists on the site.

Residential Amenity: There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the appropriate siting, scale, form, and design of the proposal.

Street Scene/Character Area: The proposed development is to the side of the building where it will not be clearly visible from the street. The proposal is therefore not considered to have a detrimental impact on the town centre street scene or the wider character of the town centre.

Other Matters: The proposals are not considered to result in the overdevelopment of the plot.

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE, emerging Policy DM1, and town centre objectives and is therefore recommended for approval subject to conditions.