REF. NO. F/13/72061

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	New entrance door and replacement of door with window on front elevation (amended description) Goodlands House St Lukes Close Hedge End Southampton SO30 2US

SITE VISIT DATE - 27/03/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed new single auto on demand entrance door on the front elevation and replacement of second door at front with a new window, both to the same dimensions as existing.
SITE AREA	180 approx. square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Mainly level site.
TREES	None affected.
BOUNDARY TREATMENT	Open.
SITE CHARACTERISTICS	Two storey building which forms part of local shopping parade serving the residential areas close by. Brown brickwork, frames and roof tiles. White rendered two storey element above columned entrance area. Service yard to the rear and customer parking to the front. Community doctor's surgery and church are also adjacent.
CHARACTER OF LOCALITY	Within the urban edge, part of a designated local shopping area, and close to residential areas.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29293/029	Construction of 5 single storey shop units and 1 two storey office.	Permit – 15/01/1992
Z/29293/036	Elevational alterations to shop and office units permitted under reference 29293/029, sub division of shop unit 5 into two shop units and minor amendments to scheme.	Permit – 29/05/1992
F/12/70653	Change of use of ground floor from B1 (office) to A1 (retail) and alteration to entrance.	Permit – 04/09/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REF. NO. F/13/72061

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Shopping Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 133.TC
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1, DM19

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

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."*

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

This is a two storey detached building which forms part of a local shopping area to the north of the centre of Hedge End. It is currently empty but was formally used as offices, and in September 2012 was granted permission for a change of use from B1 (office) to A1 (retail).

The proposal is for the replacement of the existing front entrance door with a new aluminium frame single auto on demand entry device door, the second door alongside will be changed to being a full length window. The remaining ground floor and first floor windows are to be refurbished.

The site is within the urban edge and therefore the principle of development is acceptable providing the details meet the necessary criteria of the relevant policies. In this case policies 59.BE and 133.TC are appropriate and the proposals are considered to meet these two policies, together with policies DM1 and DM19 of the Pre-Submission Eastleigh Borough Local Plan (2011-2029).

The alterations are of a scale and format which are in keeping with the existing building and would not materially affect the character of this building or the premises adjacent, which are a mix of local shops and community facilities such as Doctors Surgery and Church.

The proposed changes are considered appropriate and acceptable; the materials proposed will match the colour of existing windows and doors, and dimensions will be the same as the existing openings. The changes will not have any significant impact on the amenity of neighbouring businesses or residential properties.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The proposed alterations to the building, which include the replacement of a front entrance door, the change from second entrance door to window and refurbishment of other doors and windows is considered to be acceptable. The changes are in keeping and would not detract from the character of the building or the local area.

This application is recommended for approval.

REF. NO. «AltRef»