REF. NO. X/12/71333

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Application for removal of conditions 4 and 5 of planning permission F/11/69981 relation to requirements for meeting BREEAM standards Sherborne House School 39 Lakewood Road Chandler's Ford Eastleigh SO53 1EU

SITE VISIT DATE – Application site has been inspected on numerous occasions, including the formal assessment of planning application F/11/69981.

ARE PLANS ACCURATE? – The submitted drawings and associated documentation allows a comprehensive assessment of the development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – In accordance with the Local Planning Authority's publicity on planning proposals all neighbours adjoining the application site have been consulted.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Request to delete planning conditions 4 and 5 of planning permission F/11/69981, relating to the requirements for BREEAM standards.
SITE AREA	Overall site area equates to 0.403 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not applicable.
TOPOGRAPHY	The application site is flat and level.
TREES	The application site contains significant mainly mature trees comprising English Oak, with some Beech, Scots Pine and Birch which are typical of the trees within the surrounding properties.
BOUNDARY TREATMENT	In essence the boundary treatment to the application site is a combination of more mature hedgerows and trees along its length with the more public facades having seure chain link fencing.
SITE CHARACTERISTICS	Currently the separate school buildings are arranged around two play spaces (on a netball court, the other a play ground) in the well treed mature garden of a large Edwardian House.
CHARACTER OF LOCALITY	The area to the north of Chandler's Ford is well-wooded and consists generally of large residential plots which are visually attractive.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/04/50005	Erection of 1 no. building containing a new sports hall and 8 no. classrooms and erection of 1 no. classroom block containing 5 no. classrooms. Sherbourne House School	Application withdrawn 4th January 2005

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
X/04/52883	39 Lakewood Road. Renewal of temporary planning permission for siting of 2 no. temporary buildings for use as computer studies units for a year. Sherbourne House School 39 Lakewood Road	Temporary Approval Expiring 31st December 2005
S/06/55938	Renewal of temporary planning permission for the siting of 2 no. temporary buildings for use as computer studies units. Sherbourne House School 39 Lakewood Road	Temporary Approval Expiring 31st December 2007
F/11/69981	Erection of single storey building to provide 4 no. classrooms, changing facilities, studio hall and covered way following demolition of 2 no. classroom blocks and temporary buildings. Sherbourne House School 39 Lakewood Road	Permitted STCs 2nd March 2012
X/12/71333	Application for removal of condition 4 and 5 of planning permission F/11/69981 relation to the requirement for meeting BREEAM standards. Sherbourne House School 39 Lakewood Road Application subject of this report.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Chandler's Ford Parish Council	No objection.
FLORA (Forest, Lakewood & Oakwood Resident's Association)	Spoke to Mr K Davies who confirmed the group had no objection to this application.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	No consultations undertaken.

POLICY CONTEXT

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

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) – Saved Policy 34.ES (Sustainability)
Supplementary Planning Document : Environmentally Sustainable Development

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 the non-residential threshold in terms of floor area of the new development requiring to achieve a BREEAM standard.

COMMENT ON CONSULTATION RESPONSES

No consultations undertaken.

COMMENT ON REPRESENTATIONS RECEIVED

Third party correspondence to the application raised no objections.

PLANNING OBLIGATION/CONSIDERATIONS

The nature of this application does not warrant contributions to mitigate the impacts of the proposed development on local infrastructure.

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."*

Saved policy 34.ES of the Local Plan requires development to make appropriate contributions towards the Government's targets to reduce levels of carbon dioxide and other green house gases in the atmosphere. This saved policy being reinforced by the Environmentally Sustainable Development SPD that requires all non-residential development above 500 square metres of external floor space to achieve a BREEAM level "very good" on the basis the original application was submitted in 2011. Accordingly the appropriate conditions were imposed, forming condition 4 & 5 of planning permission F/11/69981. Following a more accurate measurement of the approved building, evidence has been supplied that demonstrates the gross external floor area equates to 492.2 square metres and negates the requirement for the new building to achieve a BREEAM standard.

The proposal is considered to comply with relevant Development Plan policies and Central

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Government guidance.

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

For the reasons outlined in this report the recommendation is to remove conditions 4 & 5 of planning permission F/11/69981.