REF. NO. F/12/71012

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 legislative background.

CONCLUSIONS

Recommend Permit

REF. NO. F/12/71012

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

It is not necessary to condition construction hours on a development of this size, particularly as the buildings are a good distance away from residential properties (over 45m).

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

None

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 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 ventilation units will be positioned on the roof of the blocks 2 & 6 where they will not be overly prominent and will not materially detract from the appearance of the buildings. The buildings are located within the school complex, where there is a mixture of development and so the proposal will have no significant impact on the character and appearance of the locality.

The nearest residential properties are over 45m from the ventilation units and so the proposal will not materially harm there residential amenity through overlooking, loss of light, loss of outlook and increased noise.

REF. NO. F/12/71012

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of 5no. ventilation units to block 6 & 2no. ventilation units to block 2 Wildern School Wildern Lane Hedge End Southampton SO30 4EJ

SITE VISIT DATE - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Ventilation units are mounted on the building roof and protrude 1.5m above the roofline.
SITE AREA	Approx 36000m2 (whole of Wildern School)
TOPOGRAPHY	Varies slightly throughout the site.
TREES	None affected
BOUNDARY TREATMENT	Block 6 – high trees and fencing along boundary with primary school. Block 2 – Mostly open. There is a fenced off area with trees at the rear.
SITE CHARACTERISTICS	Large secondary school with various buildings spread through out the site.
CHARACTER OF LOCALITY	Residential along its Southern and Western boundaries.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	No objection – recommend conditioning hours of work.
Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES