CONCLUSIONS

The recommendation is to permit subject to standard conditions.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle

The site is located within the built urban edge and falls within the leisure and cultural zone of Eastleigh Town Centre. The principle of development is therefore accepted, subject to the nature, scale and design of the proposed works being appropriate in compliance with the relevant local planning policies and guidance.

In this case, the relevant local plan policies are as follows:

59.BE - 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.

125.TC – requires development to create a high quality of built and urban design, and maximise development density by providing the maximum number of storeys appropriate in design terms to the site and its surroundings.

130.TC – specific to redevelopment between numbers 41-75 Leigh Rd, proposals should respect and enhance the existing built setting of the recreation ground; benefit from a direct relationship with and contribute to the amenity of the recreation ground; accommodate uses that will attract customers and not adversely affect the amenity of neighbouring residential areas.

Layout and design

The proposed extension has been designed with a more contemporary feel than main church building, particularly in relation to the window design. However, provided the materials are of a high quality, the extension will not be out-of-keeping with the church and will contribute to the built history of the church. It will provide a covered link to the resources centre which is well used and will improve disabled access. It also allows the addition of a good sized meeting room in the current shop/garage space, improving the facilities for church users. The development density, as required by policy 125.TC, is appropriate as the addition of another storey at this point would obscure part of the three windows in the west elevation of the main body of the church creating a poor relationship with the existing building. Whilst the extension does not contribute to or benefit from the relationship with the recreation ground, due to its location, this is a small addition to the main building which already has a good relationship.

Street scene and character of the area

The proposed extension is not visible from the public realm or from much of the site itself and will have no impact on the character of the area or the street scene.

Residential amenity

There is no impact on residential amenity as the residential unit at number 55 Leigh Rd is at first floor.

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.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	No consultees

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Eastleigh Town Centre Zone 4 (Leisure and Cultural)

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 125.TC, 130.TC
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM35
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Eastleigh Character Area

SPECIAL POLICY AREA

n/a

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 highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

x	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

x	See below		Other……

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."

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/13/72012

DESCRIPTION/ ADDRESS	Single storey side extension Holy Cross Church Leigh Road Eastleigh SO50 9DF

SITE VISIT DATE	28 March 2013			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, 10.7m long, 3.7m wide (at widest point), sited between the existing garage/shop facing towards Leigh Road (which will be reconfigured to a meeting room) and the Resources Centre. The extension is to be used for the church shop.					
SITE AREA	2210.2 sq metres					
TOPOGRAPHY	x	Level		Sloping …..		Other …
TREES	x	No		Yes, …..		
BOUNDARY TREATMENT		Existing buildings on three sides, open to Presbytery courtyard.				
SITE CHARACTERISTICS	Main body of church built in 1901/02. Fronts onto Leigh Road with car park to east and south. More modern buildings to southwest and brick wall around rear site boundary with railings to Leigh Rd.					
CHARACTER OF LOCALITY	Within the edge of the Town Centre zone, facing onto the Eastleigh Recreation Ground. Sits in a run of mixed commercial buildings, many of which are converted from residential properties.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/55891	Erection of new railings and arched pedestrian entrance following demolition of existing wall	Permit, 09/02/2006
Z/08152/004/00	ERECTION OF CHURCH HALL AND MEETING ROOM (FOLLOWING DEMOLITION OF EXISTING BUILDING)	Permit, 09/07/1987

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received