MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. D/12/70284

DESCRIPTION/	Demolition of existing dwelling
ADDRESS	87 High Street Botley Southampton SO30 2ES

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

SITE VISIT DATE	28 February 2012			
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	Demolition of existing two storey dwelling with single storey rear extension.					
SITE AREA	N/A					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A					
TOPOGRAPHY	X	Level		Sloping …..		Other …
TREES	No trees of merit but garden contains very overgrown shrub/tree					
BOUNDARY TREATMENT	Low boundary to front and fencing to rear.					
SITE CHARACTERISTICS	End of a terrace of three with small front garden and very overgrown rear garden. House in obvious state of disrepair both inside and out. No off-road car parking currently.					
CHARACTER OF LOCALITY	Residential and within Botley Conservation Area. Backs on to recreation ground.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/12/70283	Replacement dwelling	Recommended for approval.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley PC	No objection. It was requested that the proposed layout should be modified to include 1 car parking space with a dropped kerb in order to permit off road parking and reduce traffic congestion along the A334 Botley High Street.
Head of Regeneration and Planning Policy	No objection.
Head of Environmental Health	No objection subject to conditions re hours, dust and burning.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE (Development Criteria), 169.LB (Conservation Areas), 170.LB (Demolition in Conservation Area)

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework – The following sections are relevant to this proposal;

- Section 12 - Conserving and enhancing the historic environment

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

X	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

None received

PLANNING OBLIGATION/CONSIDERATIONS

Not applciable

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 170.LB advises - Development which involves the demolition of any building or important feature within a conservation area will not be permitted unless:

i. it can be shown that the building is wholly beyond repair, or incapable of reasonable beneficial use;

ii. its removal or replacement would enhance the appearance of the area; or

iii. it is essential to enable a redevelopment scheme to take place, provided the scheme for redevelopment has already been or is concurrently approved and such a scheme would positively enhance the character or appearance of the conservation area.

The existing building is in a poor state of repair and imminent danger of collapse. Its long term neglect has resulted not only in the decline of the appearance and structural integrity of the dwelling but has also impact upon the adjoining terrace dwelling which also shows signs of severe decline.

The submission has demonstrated that (i) has been met through the letter from the structural engineer and its removal enables the construction of a dwelling that will enhance the appearance of the conservation in comparison to the existing dwelling.

No objection has been raised by consultees to the demolition of the scheme, as such it is recommended for approval.

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

The recommendation is to permit