MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/10/67626

DESCRIPTION/ ADDRESS	Renewal of extant planning permission F/07/60123 for the erection of one A1 retail, A2 or B1(a) commercial unit with 4no. flats over in a three storey building with associated parking, access, refuse and cycle storage following demolition of existing bungalow. 443 Fair Oak Road Fair Oak EASTLEIGH SO50 7AJ

SITE VISIT DATE	12th January 2011			
ARE PLANS ACCURATE?		Yes		The submitted drawings allow a comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes		In accordance with the Local Planning Authority's publicity of planning proposals all relevant neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Demolition of existing single storey building to be replaced by a three storey building, containing ground floor commercial unit with residential accommodation at upper levels.					
SITE AREA	0.06 hectares.					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	67 dwellings per hectare.					
TOPOGRAPHY		Level				Other – The application site is relatively flat and level.
TREES		No		There are no protected trees on the application site.		
BOUNDARY TREATMENT		The application site is boarded by a two metre high close boarded fence and associated vegetation.				
SITE CHARACTERISTICS	The application site currently consists of a vacant single storey building which formally was in A2 use as bank. However the building appears to have been vacant and the site neglected for some time. Currently the frontage of the site contains a sizeable area of hardstanding which is used for car parking. To the rear of the existing building there is a long and narrow amenity area which is currently grassed over.					
CHARACTER OF LOCALITY	The application site is within the built environment of Fair Oak village centre. The surrounding area is mixed use in nature with a number of commercial premises in the locality associated with the village centre. There are notable residential properties in the immediate vicinity. The prevailing character is of two storey buildings however more recent					

THE SITE AND ITS SURROUNDINGS

	additions to the urban fabric have introduced three storey buildings to the locality.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/57688	Erection of A2 (financial services) with 2 no. two bedroom flats over in a two storey building with associated forecourt parking. 443 Fair Oak Road.	Refused 18th September 2006
F/06/58769	Erection of one A1 retail, A2 or B1(a) commercial unit with four no. flats over in a three storey building with associated parking, access, refuse and cycle storage following demolition of existing bungalow. 443 Fair Oak Road.	Grant STCs 6th February 2007
F/07/61889	Erection of apartment building comprising of two no. 2 bed flats. Rear of 443 Fair Oak Road.	Refused 28th February 2008
F/07/60123	Erection of one A1 retail, A2 or B1(a) commercial unit with four no. flats over in a three storey building with associated parking, access, refuse and cycle storage following demolition of existing bungalow. 443 Fair Oak Road.	Grant STCs 22nd August 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No third party correspondence generated by this planning proposal.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak & Horton Heath Parish Council	Object. Overdevelopment, the building would spoil the street-scene. Parish Members asked how this fits into the Fair Oak Development Brief and stressed the need for a coherent and updated village plan. Parish Members requested for this application to be referred to the Borough Councillors for consideration at Local Area Committee.
Head of Transporttion & Engineers	Objection due to insufficient vehicle parking. Since the previous application, new residential parking standards have been introduced (2009) and subsequently 8 vehicle parking spaces are required (unallocated 6 residential and 2 spaces A1/A2/B1 (a). The application form states 6 spaces, but plans show only 4, so there is a shortfall. Cycle parking, access, visibility and refuse facilities are acceptable. Developer Contributions required towards integrated transport measures.
Head of Regeneration &	The application site is within the Urban Edge.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Planning Policy	The use of the ground floor unit should be restricted to A1, A2 or B1 (a). A3 should not be permitted as this against policy 139.TC. No policy objections to the development subject to design and engineering comments. Design – No objection to proposals, require full materials and landscape specification as this will set the standards for the rest of the row.
Head of Housing & Environmental Health	No consultation response received.
Enivironment Agency	Assessed as having a low environment risk and therefore no objections to the proposal as submitted.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Village Centre, Fair Oak, Shopping Area.

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 28.ES (Waste Collection/Recycling), 59.BE (Development Criteria), 100.T (Minimise Travelling), 104.T. (Parking), 133.TC (Shopping Areas), 147.OS (Public Open Space), 191.IN (Social Infrastructure).
Supplementary Planning Document : Fair Oak Village Centre – Development Brief
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Document: Planning Obligations

CHARACTER APPRAISAL AREA

Application site not included within Bishopstoke Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

Application site not included within a Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1	-	Delivering Sustainability
	--	Planning and Climate Change Supplement
PPS 3	-	Housing
PPS 4	-	Planning for Sustainable Economic Growth
PPG 13		Transport

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

	See below	X	Other – the objections raised by the Parish Council and Council's Highway Engineers will be fully answered in the Assessment section of this report.

COMMENT ON REPRESENTATIONS RECEIVED

	See below	X	Other – no third party correspondence generated by this planning proposal.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of Circular 05/05 and policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011 contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards Community Infrastructure, Sustainable Transport and Public Open Space. The applicant has agreed to secure the contributions through a unilateral undertaking.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Planning History

Material to the consideration of this application is the most recent application F/07/60123 that established the principle of development on the site. This application is simply for the renewal of this extant permission (at the time of the submission).

Principle

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."

The application site falls within the Urban Edge as designated on the proposals map to the adopted local plan. Subject to considerations on matters of detail the principal of development is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

acceptable.

Central Government Guidance contained in PPS 4 – Planning for Sustainable Economic Growth, supports the principle of providing high density mixed use development in sustainable locations and existing centres.

Furthermore, PPS 3 – Housing, supports the efficient and effective use of previously developed urban land and advocates densities of no less than 30 dwellings per hectare and taking account of local charcter. It further emphasises the need for development to make a positive contribution to make places better and for development to be sustainable.

The broad principles of development of the site for mixed use purposes are therefore considered to be acceptable in view of the relevant policies.

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, and loss of outlook, noise and fumes.

Siting & Layout

The proposal maintains the prevailing character of the village centre by providing a frontage and public entrance associated with the commercial unit onto Fair Oak Road.

In terms of the building line addressing Fair Oak Road the proposed layout respects the siting of the adjacent property number 445 Fair Oak Road and also allows for possible future development at the rear of the site. The proposed layout will not be cramped and congested and allows sufficient landscaping to fulfil environmental improvement objectives and also the creation of a satisfactory development.

The relationship of the proposed amenity areas and car parking ensures a satisfactory and traditional residential environment will be created in keeping with the surrounding character of residential properties. The proposal exceeds the required 25 square metres of amenity provision for each of the four residential units in accordance with guidance contained in the Supplementary Planning Guidance “Residential Amenity in the Borough of Eastleigh”.

Street scene and character of the area

In accordance with both national and local planning policy it is considered the proposal will make a positive contribution to the street-scene of Fair Oak Road and will be an appropriate building in terms of its mass, scale and bulk in relation to the surrounding development in particular and the village centre in general.

The use of half-dormers and lower eaves sections across half of the front elevation will integrate the proposed development with the adjacent properties while still according with guidance contained in the Fair Oak Village Development Brief.

Overall in terms of the design and external appearance of the proposed mixed use building, the utilisation of architectural features and sympathetic materials will ensure visual interest is achieved in relation to the street-scene. According with national and local planning policies aimed at ensuring new development respects its host environment and positively contributes to the character and appearance of the area.

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Residential amenity

To assist with assessing the impact of a development on neighbouring properties Supplementary Planning Guidance: Residential Amenity in the Borough of Eastleigh has been produced which gives guidance on over looking, loss of light and amenity space for new dwellings.

The surrounding area is mixed use in nature with a notable presence of commercial properties associated with the village centre. The introduction of the proposal in this location will not result in any harm in terms of outlook, loss of privacy or overshadowing to any neighbouring residential property. Complying with planning policies aimed at ensuring any new development does not cause any material harm to the amenities currently enjoyed by occupiers of surrounding residential properties.

Highway matters

Policy 100.T expects development to be sited close to, or well served by, public transport, cycling and walking. Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision.

Whilst the Highway Engineer's comments on the previous application raised no concerns, it should be acknowledged that Car Parking standards have been amended with this scheme requiring a total of eight spaces. This being broken down to six unallocated for the residential element with two spaces for the commercial use. The application site is situated within a sustainable location within the established Fair Oak village centre and good access to public transport. Taking account of this matter and the established development principle, a recommendation is to be forwarded to impose a further planning condition that requires the provision of six on site parking spaces.

Accordingly, in principle Highway Engineers support the scheme in terms of the access arrangements and general parking provision. The proposed cycle and bin stores are accessible and will not have a harmful impact either on residential amenity or on the character and appearance of the locality.

Accordance with Development Brief

The proposed development has raised no principle objections from the Head of Regeneration and Planning Policy, according with Development Plan policies and the thrust of the Development Brief for Fair Oak village centre. The scheme will continue to retain the area as a local commercial centre and will comply with the aims of the brief in relation to providing more housing in the locality, marking better and more efficient use of urban land while contributing to environmental improvements. The proposal will not prevent future comprehensive development to the rear to take place in line with the requirements of the brief.

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 application site is located within a sustainable location and makes efficient use of urban land in an existing village centre. The proposal allows for the redevelopment of the existing unsightly and vacant building which makes no positive contribution to the area. The redevelopment proposal will

CONCLUSIONS

accord with the requirements of the development brief for the area and contribute positively to the surrounding area. Accordingly, the recommendation is to permit.