REF. NO. F/11/69658

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of extractor, in-take fan & internal canopy to rear elevation Cottage Inn 77 - 79 Woolston Road Netley Abbey Southampton SO31 5FN

SITE VISIT DATE 02.12.2011

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Proposed works will be largely internal. The external alterations that require planning permission consists of the removal of the existing window with 2no steel grills that will be flush with the external wall.
TOPOGRAPHY	Relatively level site but the ground level does slightly drop towards the rear of the site.
BOUNDARY TREATMENT	Fencing.
SITE CHARACTERISTICS	Large public house within an established residential area.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17764/003/00	single storey rear extension	Permitted 1981
Z/17764/001/00	conversion of adjoining terraced house, No. 79 Woolston Road, to extension of public house with two-storey rear extension and construction of car park	Permitted 1978

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	We have no objections to the proposed, however due to the potential for cooking odours from the proposed extract system impacting on the amenity of the nearby residential, we would request that the following condition be placed on any approved scheme: **NS16 ODOUR NEUTRALISER** An odour neutraliser plant must be installed and in full working order prior to the commencement of the use and, as long as the use continues, be operated in such a manner as will effectively suppress the emission of fumes or smell.

REF. NO. F/11/69658

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No objection

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the impact on the character and appearance of the site and the impact on residential amenities.

COMMENT ON CONSULTATION RESPONSES

See below.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

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."*

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.

REF. NO. F/11/69658

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal is considered to comply with relevant Development Plan policies in that:

- The proposal will not adversely affect the character or appearance of the building or surrounding area.

Due to the proximity of the nearest residential properties, there is the potential for the proposal to result in an adverse impact on residential amenities in terms of odours. The Council's Environmental Health Officer has recommended that a condition is imposed to ensure odour neutralising equipment is installed prior to the development being brought into use. This condition is considered to comply with the tests in circular 11/95 and is therefore recommended within the 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

Recommendation is to permit.