REF. NO. F/16/78393

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Insertion of new windows & alterations to existing doors & windows British Legion 92 Winchester Street Botley Southampton SO30 2AA

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves: - The addition of 5no. new windows (one on the front elevation and two on each of the side elevations). - Bricking up the front patio doors and the single door on each side of building and inserting windows. - Widening both sets of rear patio doors.
SITE AREA	1385m2
TOPOGRAPHY	There is a slope up from the highway to the site frontage with a lesser slope across the site down from north-west to south-east in line with the general gradient of this section of Winchester Street.
TREES	As the proposals do not involve any extensions to the existing building, it is considered that there will be no undue effect upon any nearby trees.
BOUNDARY TREATMENT	The site is open onto Winchester Street with the side boundaries being marked by a mixture of dense hedging and timber fencing and effectively screening the buildings from the neighbouring properties.
SITE CHARACTERISTICS	The site presently consists of a single storey detached building of red brick construction which dates from the early 1980s. The premises were formerly the British Legion Social Club but are presently vacant with this use having ceased in December 2015. The building is of pitched roof form and is set in a notably recessed position from the road, with an extensive car parking area to the front with access from Winchester Street.
CHARACTER OF LOCALITY	The section of Winchester Street within which the application building falls is largely residential in nature with the site being neighboured by dwelling houses to either side. The main Botley centre which is made up of a mixture of commercial and residential uses lies further to the south.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

REF. NO. F/16/78393

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/14920/001	Erection of clubhouse with parking area	PERMIT OUTLINE 05/05/1981
Z/14920/002	Erection of new club with car parking	PERMIT – 12/06/1981
Z/14920/003	Alterations and single storey rear extension to club	PERMIT – 14/10/1986
Z/14920/003	Alterations and single storey rear extension to club	PERMIT – 14/10/1986
Z/14920/004	Single storey rear infill extension for function room and front extensions for new toilet facilities, beer store and foyer	PERMIT – 05/06/2002
F/15/77744	Change of use from A4 (British Legion Club) to D1 (Osteopathy & health care clinic)	PERMIT – 08/02/2016
X/16/78118	Variation of condition 5 of planning permission F/15/77744 to extend opening hours to 0800-2200 (Monday-Saturday) and 0800-2000 (Sundays)	PERMIT – 013/04/2016

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

REF. NO. F/16/78393

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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 proposal is considered to comply with relevant Development Plan policies:

- The proposed changes to the buildings fenestration will support the newly approved use as an osteopathy & health care clinic. The proposed changes are relatively modest and will not have a signficant impact on the character of the building. The building is already different from other properties within the mostly residential area and is set out back where it is not prominent with the street scene.
- The building is single storey and has good boundary screening along its sides. As such the proposal will not result in an additional overlooking into the neighbouring dwellings. The boundary is more open at the rear, but this only provides views onto the adjacent fields.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

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CONCLUSIONS

Recommend Permit