REF. NO. F/17/80082

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	External alterations comprising replacement windows and doors in front and rear elevations, new window in side elevation and amendment to approved roof lights in rear elevation. 50a - 50 High Street, West End, Southampton, SO30 3DR

SITE VISIT DATE – 27/03/2017

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site slopes up gently from High Street following the general topography in the area.
TREES	None.
BOUNDARY TREATMENT	The site fronts directly onto West End High Street and adjoins neighbouring buildings to the south and west, with a side access to the building behind to the east.
SITE CHARACTERISTICS	Small retail unit currently being used as a charity shop with some first floor accommodation and ancillary staff facilities to the rear including a side access. The building looks to be in a poor state of repair and is in need of refurbishment.
CHARACTER OF LOCALITY	The site is within West End village centre where there are a reasonable range of retail, commercial, community and residential uses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
J/16/78256	Prior notification: Change of use from retail (A1) to 2no. one bedroom flats.	Prior Approval Not Required – May 2016
J/16/78257	Prior Notification: Change of use from office (B1a) to 1no. two bedroom & 1no. one bedroom dwellings.	Prior Approval Not Required – May 2016

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

REF. NO. F/17/80082

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Shopping Area Within Established Mixed Use Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 59.BE & 125.TC

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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' Policies DM1, DM2, DM21, DM23, DM24, DM25, DM28, DM29, DM32, DM35, DM37

Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, design and impact upon the street scene and character of the surrounding area, the amenity of neighbouring uses, as well as nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

REF. NO. F/17/80082

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."*

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and Supplementary Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Also of some relevance is saved Policy 125.TC which requires any new development within identified shopping areas to be appropriate.

Layout, Design, Street Scene & Area Character – The prior notification approvals in May last year include some minor external alterations but did not include those now proposed. These include replacing the original shop front with a domestic scale window and front door and a replacement first floor window, also to the front elevation. To the side elevation a doorway would be bricked up and a new window inserted, together with replacement windows to eth existing openings. To the rear would be a set of French doors and a new window opening, including three rather than the originally approved four roof lights.

Noe of these modest alterations are considered to result in any harm to the building, the street scene or the general character of the area.

Amenity – It is not considered that the minor alterations to the building's fenestration and elevations would have any adverse or unacceptable impact upon the general amenity of neighbouring uses or the wider area.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The site falls inside the 5.6km buffer zone for the Solent SPA but is of a nature where a contribution is not required to mitigate any increased recreational pressure resulting from the development.

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

For the reasons given above the application is considered to accord with the requirements of saved Policies 59.BE and 125.TC of the adopted Local Plan and the Council's Supplementary planning Document 'Quality Places' As such the application is recommended for approval subject to conditions.