MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/74885

DESCRIPTION/ ADDRESS	First floor balcony to southern elevation Wellington Sports Ground Stoneham Lane Eastleigh SO50 9HT

SITE VISIT DATE	22.8.14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes and a site notice was displayed on the access to the site.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	First floor suspended balcony with glass balustrade to southern elevation
SITE AREA	1929.4m2 / 0.1929ha
TOPOGRAPHY	The site is flat and level however beyond the land rises.
TREES	TPO55/A9 – All tree species There are no trees within close proximity to the proposal.
BOUNDARY TREATMENT	No formal boundary treatments, the site is open onto a car park and sports fields/pitches
SITE CHARACTERISTICS	Two storey sports pavilion and grounds maintenance store overlooking the ancillary car park and sports fields/pitches
CHARACTER OF LOCALITY	Open sports ground.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/56765	Erection of 2 storey replacement portacabin containing changing room and ancillary facilities. Removal of existing portacabin and reinstatement of car park.	Temporary approval granted 15.6.06
Z/04511/006/00	erection of a 6m. high fence for protection from M27 and associated road works	Permitted 25.1.83
Z/04511/00M/00	three portakabins or similar portable structures, for use as changing rooms	Permitted 21.12.77

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Outside Built-up Area Boundary Within an area designated as Countryside Affects Setting of North Stoneham Historic Park and Garden

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

Eastleigh Borough Local Plan Review (2001-2011)

- 1.CO (Countryside Protection)
- 2.CO (Strategic Gap)
- 18.CO (Landscape Character)
- 59.BE (Development Criteria)
- 177.LB (Historic Parks and Gardens)
- 160.TA (Leisure/Tourism Facilities in the Countryside)

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'
- S9 (Countryside and Countryside Gaps)
- S12 (Heritage Assets)
- DM1 (General Development Criteria)
- DM10 (Heritage Assets)
- DM31 (Protection of Recreation and Open Space facilities)
- DM33 (New or Enhancements to recreation and Open Space)

Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Biodiversity
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

In respect of this application, the following sections or paragraphs of the National Planning Policy Framework (NPPF) are considered to be of particular relevance:

- Para 17 - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations
- Para 56 – "The Government attaches great importance to the design of the built environment.

NATIONAL PLANNING POLICY GUIDANCE

Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

- Para 58 – "….decisions should aim to ensure that developments…. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development…. respond to local character and history, and reflect the identity of local surroundings and materials…"
- Para 129 – "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."
- Para 132 - …." Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, trees, impacts on the historic parks/garden, and character of the area

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

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."

MATERIAL CONSIDERATIONS

Principle and its Impacts on its Surroundings: The site is located outside the urban edge within land designated as countryside, strategic gap, and within the setting of a historic park and garden.

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Amended Draft Eastleigh

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Borough Local Plan both require 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.

Policy 1.CO/2.CO/S9 prevents development in such locations that are not necessary for agriculture, forestry, horticulture purposes. The proposal is also not necessary for public utility services however the proposed balcony would be considered ancillary to the existing building, is not an overly large structure and has a minimal impact on its surroundings. It will also not result in the Strategic gap physically being diminished.

18.CO/177.LB/S12/DM10 seek to protect the countryside and landscape character along with heritage assets such as historic parks and gardens. Due to the appropriate scale, form, design of the proposed balcony the proposes is not considered to have a detrimental impact on its setting and is therefore considered acceptable.

160.TA/DM31/DM33 seeks to protect recreation/leisure and open space facilities and allows enhancements to existing facilities providing they do not undermine their value of the countryside or introduce overly large structures, lighting, fencing, or other demonstrable features. The proposed balcony is modest in its design and appearance and the glazed balustrade results in an appearance not too dissimilar to that in existence at present. As detailed above it will also not have a detrimental impact on its surroundings.

Residential amenity: Due to the scale, form, location, and nature of the proposal there are not considered to be any detrimental impacts in terms of loss of light, outlook, overbearing impact or overlooking

Highway matters: The proposal raises no highway concerns and result in no additional parking or lighting requirements.

Trees: There are no protected or substantial trees within close proximity to the proposed development.

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.

OTHER MATERIAL CONSIDERATIONS

Also of relevance Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

In view of the above the proposal is considered to comply with saved and emerging policies and is therefore recommended for approval.