REF. NO. F/16/79592

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Alterations to windows to ground floor front elevation Stones 18 - 20 High Street Eastleigh SO50 5LD

SITE VISIT DATE - 2 December 2016

ARE PLANS ACCURATE? – The plans are sufficient to determine the application

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to alter the existing fenestration on the existing front elevation at ground floor. The proposal does not increase the size or amount of fenestration. The large window on the left hand side of the front elevation will be divided into 4 smaller windows. Above the existing large windows are groups of smaller windows. These will be replaced by two larger panes above each window.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Site levels are relatively flat
TREES	N/A
BOUNDARY TREATMENT	Open frontage to High Street
SITE CHARACTERISTICS	The site is a public house located on the east side of the High Street
CHARACTER OF LOCALITY	The site is located within the Town Centre where there is a mixture of commercial uses and associated advertising.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/16/79531	Display of 1no. internally illuminated & 2no. non-illuminated fascia signs	To be determined

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No Letters of representation have been received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

REF. NO. F/16/79592

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
No consultation responses have been received	

POLICY CONTEXT

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

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

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

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'

Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

Non received

COMMENT ON REPRESENTATIONS RECEIVED

None received

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:-

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

"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 alterations to the fenestration will be readily visible in the streetscene. However the design is in keeping with the commercial character of area and will therefore maintain the existing character of the building and the area.

The alterations to the fenestration will not give rise to any loss of privacy.

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.

CONCLUSIONS

The proposal complies with the requirements of saved policy 59.BE.