REF. NO. F/16/78324

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension, alterations to roof to include gable ends & alterations to fenestration Drug Research Unit Blundell Lane Bursledon Southampton SO31 1AA

SITE VISIT DATE – 26/04/16

ARE PLANS ACCURATE - yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – N/A

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Application is to remove and extend by 1.7m the front portion of the existing outbuilding and the erection of gable extension with internal alterations –
SITE AREA	Floor area internal increase from 48.2 to 67.1m²
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat site with terraced grounds
TREES	None effected by application
BOUNDARY TREATMENT	A mix of tree planting
SITE CHARACTERISTICS	Bursledon Hall is a substantial detached commercial premises with associated outbuildings all in a countryside location. The site is used to house the operations of the Drug Research Unit, set within landscaped gardens.
CHARACTER OF LOCALITY	The site sits within designated countryside and strategic gap.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
N/A		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
N/A	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Councils Environmental Health Officer	Raises no objection
Bursledon Parish Council	Raise no objection
Implementation & Design Officer (Conservation &	The building is timber framed, so once all the claddings have been removed there will only be the self-weight which is not great in the

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Architecture)	overall scheme of things and easily manageable. They will need to employ a structural engineer to devise an acceptable solution for supporting the roof.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 2.CO, 3.CO, 17.CO,18.CO, 19.CO

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: DM1, DM16

- 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'

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

N/A

COMMENT ON REPRESENTATIONS RECEIVED

All noted.

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."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle –

The application site lies outside the urban edge within designated countryside where the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes. However, saved Policy 17.CO (Established Employment Sites outside Urban Edge) of the adopted Local Plan does allow for the alteration of existing commercial or storage buildings outside of the established built up area. Permitted provided it is for the use and is of a design, scale or lay-out which is in keeping with its surroundings and is to be constructed of appropriate materials, whilst Policy 18.CO (Landscape Character) development whilst fails to respect or has an adverse impact on the intrinsic character of the landscape, will be refused. These requirements are reiterated in Policy DM26 of the Submitted Local Plan.

Also of relevance 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, and DM16 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, Design, and Impact on Landscape Character -

It is accepted that the proposal would alter the character of the existing building by adding a single storey gable feature and increase the floor area of the overall structure. Not with standing this the proposal would renovate a building in a poor state of repair allowing for a building much more sympathetic to the nature of the site and its surroundings. The use of material finishes allows for a traditional building with a design of a good quality without detracting from the countryside location. As such the application is considered to accord with the requirements of saved Policies 59.BE & 17.CO & 18.CO of the current Local Plan, Policies DM1 & DM16 of the Submitted Local Plan and the Council's 'Quality Places' and 'Character Area Appraisals' SPDs.

Other Considerations-

Officers are satisfied with the advice of the Councils Implementation and Design Officer, The scheme is acceptable in accordance with the plans submitted. The building is not considered to require significant reconstruction as a result implementing the works.

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 recommended for approval subject to conditions