REF. NO. F/14/74989

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of storage shed. St. Thomas' Church, Fair Oak Court, Fair Oak, Eastleigh, SO50 7BG

SITE VISIT DATE – 07/08/2014

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide a storage shed to replace a recently removed larger timber shed.
SITE AREA	Approx 2200 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site is generally level with only a slight slope down from the north-east to south-west.
TREES	There are a number of Lime Trees surrounding the site, one of which in the south-east corner is subject to a Tree Protection Order.
BOUNDARY TREATMENT	The northern and southern boundaries of the church site a marked buy a 1.8 metre hedge and Lime trees. The majority of the western boundary is marked by the flank wall of the currently detached stables building and the western boundary onto Winchester/Botley Road is marked by a 1.0 metre high retaining wall.
SITE CHARACTERISTICS	St. Thomas' is a modest Victorian Gothic style church dating from the 1860s and designed by John Colson, a fairly well respected church architect of the time. The exterior of the church is stone and flint with a brick interior, something that was quite unusual at the time it was built. While not Listed the church is highlighted as a Building of Local Interest. To the east of the church is a detached two storey brick building known as 'the stables' due to its original use but now used as ancillary accommodation for the church. To the south of the church is a later 1970s mainly single storey extension which houses the vestry and other ancillary facilities.
CHARACTER OF LOCALITY	St. Thomas' sits on the edge of the commercial centre of Fair Oak, which is to the west with the remaining surrounding development being residential. Most of this surrounding residential development is in the form of detached and semi-detached housing but directly to the south of the application site is a 1970s/80s flatted development known as 'Fair Oak Court'.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69580	Erection of metal storage shed for a temporary period of three years.	Approved Oct 2011
F/10/67071	Single storey extension to create new hall, lobby and office to form link to stable room and alterations to existing hall.	Approved Jul 2010
Z/30287/004/00	Extension to provide WC and store.	Approved Oct 1997
Z/30287/003/00	Relaxation of Condition No3 of Planning Permission 30287/2 to enable church hall to be used at the same time as the main church.	Withdrawn Nov 1996
Z/30287/002/00	Alterations and extensions to church extension including linkway and garage.	Approved Jun 1993
Z/30287/001/00	Alterations & extensions to existing stable buildings for ecclesiastical purposes.	Approved Jan 1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Building of Local Interest

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies : 59.BE, 175.LB & 186.IN

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, DM10 & DM35

Supplementary Planning Document: Quality Places

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NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout and design, impact on amenity, as well as the church and character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

Nothing further to add.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

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."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge and within a well-established commercial and residential area. The general principle of development is therefore acceptable, provided the detailed design and impact of that proposed is considered to be appropriate and to accord with the relevant local plan policies. In this instance the most relevant policies are saved Policies 59.BE, 175.LB and 186.IN of the Eastleigh Borough Local Plan Review (2001-2011).

Saved Policy 59.BE ensures that any new development is appropriate for the application site, is of a good design standard and will not have any adverse impact on the amenity of neighbouring uses or character and appearance of the wider area.

Saved Policy 175.LB specifically relates to those buildings within the local area which have been highlighted as being of local importance. These buildings may not be Listed but nevertheless are of significance and as such any development proposals should ensure that their importance is successfully respected.

Saved Policy 186.IN relates to the provision, replacement or extension of facilities for the use of the local community. St. Thomas's Church is considered to be of an appropriate community use and as such its extension is considered to be acceptable provided that proposed does not have any adverse or unacceptable impact on the amenity of existing neighbouring properties or uses.

These three policies are reiterated in Policies DM1, DM10 and DM35 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Layout & Design – The proposed metal shed will allow for the replacement of two existing sheds, a timber one in the position of that proposed and a metal shed near to the entrance to the stables building. The reduction in structures will reduce clutter within the church yard and would be in a more sensitive location away from the main entrance and the main church building.

Amenity – In terms of general amenity, the shed will have no adverse impact.

The Church and Area Character – As is stated above the church while not nationally listed it is a locally important building and as such any proposals need to be considered against saved Policy 175.LB and Policy DM10 of the submitted local plan, which states that development which would have a detrimental impact will not be accepted. The location of the new shed is considered to be much more appropriate that those existing and should still remain convenient for those who need to use it.

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 outside the 5.6km buffer zone for the Solent Special Policy Area.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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

For the reasons given above, the application is recommended for approval subject to conditions.