REF. NO. F/13/72756

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Replacement of 2no. balconies on south elevation & removal of existing canopy roof above Hambleside Court Hamble Lane Hamble-Le-Rice Southampton SO31 4QE

SITE VISIT DATE – 08/07/13

ARE PLANS ACCURATE? – yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The design and access states that the proposed development is to rebuild the balconies of two flats and remove the roof over. The balconies are subsiding and the floors have failed. It is proposed to rebuild all to the same design but omit the roof thus reducing weight on the new foundations.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Largely flat site.
TREES	Mature landscaping and trees to the side and rear boundaries of the site.
BOUNDARY TREATMENT	A mix of mature landscaping, trees and brick walls.
SITE CHARACTERISTICS	3 storey detached retirement home building with car parking to the front of the site and gardens to the rear.
CHARACTER OF LOCALITY	Predominately residential use but there is a mix of commercial uses as the site is located close to Hamble High Street and adjacent to a fire station.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None relevant		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble parish council	**It was resolved to leave the decision to the officer.**

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POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011): 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1
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 visual impact of the proposals.

COMMENT ON CONSULTATION RESPONSES

None

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."*

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 guidance is largely reiterated in Policy DM1.

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

The scale and design of the proposals are considered to be sympathetic to the existing building and character of the area. The main difference to the visual appearance of the building will be the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

removal of the existing roof that extends over the existing balconies. This aspect is not considered to detract from the appearance of the building nor result in a visually noticeable change within the streetscene as the roof line would continue as existing using previously removed concrete tiles. The balconies would replace the existing to the same sign, position and design. The choice of materials is reflective of the materials used on the existing building. There would not be any new outlook created from the replacement balconies to warrant any overlooking.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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

Recommend approval.