REF. NO. F/14/74312

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension to form medical room and toilets & external fire escape staircase Sherborne House School 39 Lakewood Road Chandler's Ford Eastleigh SO53 1EU

SITE VISIT DATE – Application site inspected 25th September 2014.

ARE PLANS ACCURATE? – The submitted drawings and associated documentation allows a comprehensive assessment of the development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – In accordance with the Local Planning Authority's publicity of planning proposals all neighbours adjoining the application site have been consulted.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION –	The proposal is to build a single storey extension to the rear of the original house, to provide toilet facilities for the pupils, a medical room and an external fire escape staircase to the existing first floor.
SITE AREA	Site area equates to 0.403 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not applicable.
TOPOGRAPHY	The application site is flat and level.
TREES	The application site contains significant mainly mature trees comprising English Oak and some Beech, Scots Pine and Birch which are typical of the trees within surrounding properties.
BOUNDARY TREATMENT	In essence the boundary treatment to the application site is a combination of mature hedgerows and trees along its length with the more public facades having secure chain link fencing.
SITE CHARACTERISTICS	A mixture of modified buildings, temporary structures and recently constructed significant piece of contemporary architecture arranged around an open area, contained within the well treed mature garden of a large Edwardian house.
CHARACTER OF LOCALITY	The area to the north of Chandler's Ford is well-wooded and consists generally of large residential plots which are visually attractive.

RELEVANT PLANNING HISTORY

REF. NO. F/14/74312

REFERENCE	DESCRIPTION	DECISION
F/04/50005	Erection of 1 no. building containing a new sports hall and 8 no. classrooms and erection of 1 no. classroom block containing 5 no. classrooms. Sherbourne House School 39 Lakewood Road	Application withdrawn 4th January 2005
X/04/52883	Renewal of temporary permission for siting of 2 no. temporary buildings for use as computer studies units for a year. Sherbourne House School 39 Lakewood Road	Temporary Approval Expiring 31st December 2005
S/06/55938	Renewal of temporary permission for the siting of 2 no. temporary buildings for use as computer studies unit. Sherbourne House School 39 Lakewood Road	Temporary Approval Expiring 31st December 2007
F/11/69981	Erection of single storey building to provide 4 no classrooms, changing facilities, studio hall and covered way following demolition of s no. classroom blocks and temporary buildings. Sherbourne House School 39 Lakewood Road	Permitted STCs 2nd March 2012
X/12/71333	Application for removal of condition 4 and 5 of planning permission F/11/69981 relation to the requirements of meeting BREEAM standards. Sherbourne House School 39 Lakewood Road	Permit Variation STCs 24th September 2012
F/14/74312	Single storey rear extension to form medical room and toilets, external fire escape staircase. Sherbourne House School 39 Lakewood Road	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No third party correspondence generated by this planning proposal.

CONSULTATION RESPONSES

REF. NO. F/14/74312

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No comments received.
Hampshire Fire & Rescue	No comments received.

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), Saved policies 59.BE 181.LB

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'
- Policy DM1

Supplementary Planning Document: Quality Places Adopted March 2011
Supplementary Planning Document: Chandler's Ford and Hiltingbury Character Areas - Hiltingbury and Hocombe Park Special Policy Area

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 the impact of the proposal on the character and appearance of the area and residential amenities currently enjoyed by occupiers of adjacent houses.

COMMENT ON CONSULTATION RESPONSES

No consultation responses received.

COMMENT ON REPRESENTATIONS RECEIVED

No third party correspondence generated by this planning proposal.

PLANNING OBLIGATION/CONSIDERATIONS

The nature of this application simply improves the facilities for the school pupils an accordingly does not warrant contributions to mitigate the impacts of the proposed development on local infrastructure.

REF. NO. F/14/74312

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

The application site is located within the Urban Edge where the general principle of development is acceptable. This educational campus is located within an established residential area. Any formal planning approval is based upon the exact nature, design and impact of that proposal being considered to be appropriate and to accord with relevant National and Local Planning Policies. In particular saved policies 59.BE and 181.LB of the prevailing Eastleigh Borough Local Plan Review (2001-2011).

Policy 59.BE of the local plan requires development to take full account 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 and loss of outlook, noise and fumes.

Saved policy 181.LB of the local plan is principally aimed at residential development as explained in the preamble referring to “the sub-division or redevelopment plots”. However the provisions ii, iii, and iv. are applicable to this determination, reading as follows:

i. The size of any proposed plot is not significantly smaller than those in the immediate vicinity of the application site;
ii. The proposal does not involve the loss, or prejudice the retention of existing healthy mature trees on the site;
iii. The design, siting, size and scale and type of development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
iv. The proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

It should be acknowledged that saved policy 181.LB is reinforced in the Hiltingbury and Hocombe Park Special Policy Area section of the Chandler’s Ford and Hiltingbury Character Areas, Supplementary Planning Document, extended the policy boundary to include all the main buildings at Sherbourne House School.

Character & Appearance

In essence this minor application is to simply upgrade current facilities for the school pupils by providing additional toilet provision and a formal medical room. Taking account of the location of the proposed works as a small single storey side addition, utilising faced brick to match the existing as closely as possible and roof tiles again to match that of the existing building. In addition to its location well within the school campus well ensure there is no unacceptable harm to the visual amenities of the area. In terms of the second and forth provision of saved policy 181.LB, the proposed development does not necessitate the loss of any trees and the proposed small addition does not warrant any supplementary landscaping.

REF. NO. F/14/74312

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Thereby, according with the thrust of saved policy 59.BE for new development to respect its host environment and provisions I and iii of the special character area to retain current plot size and the proposed development being compatible with the Arcadian character of the locality.

Residential Amenity

The design and siting of the proposed development in the context of the surrounding existing residential properties means that there is no material harm to the amenities of occupiers of these nearby houses. This matter is confirmed by no third party correspondence.

The proposal is considered to comply with relevant Development Plan policies and Central Government Guidance.

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 outlined in this report the recommendation is to permit the proposal.