PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of 4no. louvres to north west elevation Telephone Exchange, Providence Hill, Bursledon, Southampton, SO31 8AU

SITE VISIT DATE 11/02/11

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Louvres are proposed following the internal installation of air handling units.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Providence Hill slops down to the east but the site itself is relatively flat.
TREES	None to be affected by this proposal.
BOUNDARY TREATMENT	The site is well screened with mature vegetation.
SITE CHARACTERISTICS	Detached telephone exchange situated within its own grounds accessed via a private road from Providence Hill. Exchange is screened with mature vegetation and has residential properties immediately adjacent on either side.
CHARACTER OF LOCALITY	Predominantly residential area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
D Garner Belmont Providence Hill	• Observation • Requested that plans/drawings are provided to enable her to determine the visual impact of the proposal.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	• No objections
Head of Environmental Health	• Proposed installations have the potential to generate noise and impact on the neighbouring residents • No information has been submitted relating to noise levels that

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	are expected to be generated and whether this will impact neighbouring properties • Recommend condition NS03 relating to external noise.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the visual impact on the street scene and the impact on the amenities of nearby residential properties.

COMMENT ON CONSULTATION RESPONSES

See below

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 site falls within designated countryside with policies 59.BE of the Local Plan being relevant.

Policy 59.BE 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 that development should avoid unduly

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The proposal is considered to comply with the relevant policies for the following reasons:

- Due to the nature of the proposal and the siting and screening of the exchange, there will be no adverse impact on the existing street scene.
- As per the advice of the Head of Environmental Health, there is the potential for the proposed development to result in an adverse impact on the amenities of the adjacent residential properties. A condition has been advised which requests a scheme for protecting the dwellings form noise from the proposed works to be submitted and approved prior to the commencement of the development.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Recommendation is to permit for the reasons stated above.