PLANNING APPLICATION REPORT REF. NO. F/10/67560

DESCRIPTION/	Erection of storage shed
ADDRESS	Fair Oak Village Hall Shorts Road Fair Oak Eastleigh SO50 7EJ

SITE VISIT DATE	13/10/10			
ARE PLANS ACCURATE?		Yes		
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes		

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Proposed metal storage shed to be erected on open space at rear of village hall. To be sited adjacent to boundary adj to Howard Close cul-de-sac.					
SITE AREA	n/a					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a					
TOPOGRAPHY		Level				
TREES				Poplar trees along boundary		
BOUNDARY TREATMENT		Poplar trees along boundary				
SITE CHARACTERISTICS	Grassed open space					
CHARACTER OF LOCALITY	Village hall on edge of recreation ground, adjacent to residential housing.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
n/a		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
8 Howard Close	Objection: visual impact due to colour of shed; proximity of shed to boundary wall – shed could be used as a climbing frame to scale adjoining wall; anti-social behaviour in area
11 Howard Close	Objection: overlooking to front garden, loss of light. Disruption from youths throwing stones at existing wooden sheds – new metal shed will be worse.
11A Howard Close	Objection: reduction in daylight (request lower branches of adj trees to be cut back to provide more light to property); concern regarding proliferation of sheds around hall.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No response

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 (Development Criteria),

CHARACTER APPRAISAL AREA

Bishopstoke Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

N/A

PLANNING POLICY GUIDANCE / STATEMENT

PPS
- 1 Delivering Sustainability
- 1 Planning and Climate Change Supplement

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

	N/A		

COMMENT ON REPRESENTATIONS RECEIVED

	See below		

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."

MATERIAL CONSIDERATIONS

Principle

The site is located within the urban edge where new development is normally acceptable in principle subject to details.

Visual impact

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 is also required to avoid unduly impacting on neighbouring uses through loss of light, loss of outlook, noise etc. The proposed shed would lie on a grassed area between the village hall and the squash club building, and behind a brick wall adjacent to the Howard Close cul-de-sac. The shed would be visible from the community hall car park but not from Howard Close. There is currently an existing timber shed building tucked behind the hall, which is bearly visible. With regard to the current proposal, the applicant was requested to consider a timber shed, as an alternative, which it was felt would have blended better with its surroundings. No amended plans have been received. The application must therefore be considered as submitted.

Residential amenity

Neighbours are concerned that the shed will cause loss of light to the neighbouring property on Howard Close. The shed would sit behind the existing wall and only for a small section would “peep” over the top where the wall is slightly lower. There would be therefore be no significant loss of amenity. Neighbours have also objected to the application on the grounds that the new shed will encourage even more anti-social behaviour. It is not considered that an application could be refused for this reason alone, however, a temporary permission would allow the situation to be

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

monitored. Policy 59.BE (vii) is satisfied in this respect.

Trees

Given the nature and size of the building, it is very unlikely to have any implications for the existing poplar trees adjacent to the site.

Conclusion

Whilst there is some degree of concern about the visual impact of the building, bearing in mind that it would not be readily visible from a public road and is tucked behind existing community buildings, and the fact that the building is required for community storage purposes, it is considered that on balance the proposal is acceptable. Notwithstanding that fact, a building of this nature is not suitable as a permanent structure and thus it is considered appropriate to grant a temporary permission.

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.

CONCLUSIONS

The recommendation is for a temporary permission for 1 year.