F/10/67626

EASTLEIGH BOROUGH COUNCIL
DEVELOPMENT CONTROL SERVICE
PLAN No. F07 60123
Date Rec'd 09 JUN 2007
Decision

urban dna

urban design
town planning
involving people

Our Ref: DN/UDNA/024/Rev Submission

14th May 2007

Development Control
Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh
Hants
SO50 9YN

Dear Sir or Madam

Re: Demolish Existing Building and Redevelop to Form 1 Retail/Commercial Unit with 4 No. Flats Over with Associated Parking at 443 Fair Oak Road, Fair Oak SO50 7AJ – Revised Application for Full Planning Permission by Future Property Developments Ltd

Please find enclosed a completed planning application regarding the above mentioned site as follows:

- Five copies of the planning application form;
- Five copies of Certificate A;
- Five copies of the required plans (1:1250 Location Plan and CDA drawings 0615:2:10-14); and
- A Design and Access Statement providing amended and additional comments to the approved design and access statement (contained within this letter).

As the application is for development of a like nature, by the same applicant on the same site within 12 months of an approval it is considered that the application is exempt from a further planning application fee.

Terms of Reference

This application follows from the grant of planning permission F/06/58769 dated 6th February 2007 which accepted a mixed use scheme comprising a ground floor retail unit with 2 no. 1 bedroom and 2 no. 2 bedroom flats over.

It is proposed to revise the residential element of the development by enlarging the approved 1-bedroom flats to form 2-bedroom units (i.e. 4 no. 2-bedroom flats in total). This would be achieved by changes to the rear of the approved building and is explained and justified in the additional Design and Access considerations section below. In all other respects the general site layout, mix of use, undercroft access to the rear, proposed parking, levels of

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amenity space, cycle and refuse storage, architectural style, and potential for development of adjoining land remain as previously approved.

Design and Access Considerations

This letter should be cross-referenced with the Design and Access Statement submitted with the recent F/06/58769 application. As the majority of the main design and access issues and other planning considerations remain as previously approved by the Council there is no need to repeat previous submissions and commentary.

The proposed changes, compared to the approved scheme, are as follows:

- A 2.5 m deep extension to and infilling of the rear northeast corner of the building is proposed at first and second floor (over the access);
- Internal changes and modest additions are proposed to flats 1 and 3 with the bathrooms moved from the rear to the side, the approved main bedrooms narrowed but lengthened and a second bedroom added to the rear of each flat;
- A new secondary height, hipped gable is proposed to the north elevation and modest changes are proposed to the fenestration in the centre of the building (two paned windows shown to the proposed second bedroom of each flat and first and second floor landing window/rooflight moved 1.2 m to the west);
- The east elevation is amended to show a deepening of the building by 2.5 metres and an extension that would be 6.8 m to eaves, 10 m to ridge; and
- A small section of the roof of the proposed extension is indicated on the west elevation behind the approved lower western section of the building.

The proposed extension would be modest in overall terms compared to the approved building and would not extend the rear building line any further backwards than has been approved. The architectural style of the proposed extension would complement that of the approved semi-traditional design and features like dormers, string courses, window proportions and hipped roof forms would be continued.

Very little of the proposed additions would actually be visible from Fair Oak Road as the proposed extension would have a lower ridge than the main roof form and much of the east side elevation would be screened from view by the building at 445 which is set further forward on its plot. Seen from 445 the proposed addition would be modest in size and has been designed as a secondary element of the overall design. Seen at distance from the rear, over 38 m of garden and parking, the proposed rear addition would not appear prominent but would be viewed as a well-integrated part of the overall design. Viewed directly from 441 to the west, the proposed addition would

not be visible as it would be set behind the approved west wing of the building. There would be an angled view of the proposed rear elevation from the garden behind 441 but the additional 2.5 m depth of building on the opposite side of the application site would have no harmful impact.

The proposed addition of 2 bedroom windows to the rear, at first and second floor level, would not cause any harm to neighbouring privacy or amenity as the proposed rooms would be secondary in use terms and would face towards the rear garden of the application site.

There would be no material changes to the accessibility of the location, the site or the proposed development as a result of the proposed development.

Conclusion

I hope that the nature of the proposed development is clear, that you have sufficient information to register this application and that you are able to come to a positive recommendation.

If you have any further questions or require any clarification, however, please do not hesitate to contact me.

Kind regards

Yours faithfully

David Nash

David Nash BA (Hons) Dip (Urban Design) MRTPI
DIRECTOR

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