MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/16/78576

DESCRIPTION	Replacement access ramp with hand rails to front and rear
ADDRESS	9-15 Holmes Close Netley Abbey Southampton SO31 5QN

SITE VISIT DATE	14/7/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the replacement of an access ramp with handrails to the front and rear of the property
SITE CHARACTERISTICS	• The application site contains a two storey building which provides sheltered accommodation for the elderly sited at the end of the cul-de-sac • The building is operated by First Wessex whom operate the building opposite

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28593/000/00	Regulation 4 proposal: erection of 12 houses and 12 old persons flats with access road and parking areas	Granted 3/3/1986

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
NA	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ENG	No objection. No objection. Entrance B retains the same ramp length and therefore gradient, but is widened to ease access.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Entrance C is lenthened, and so that gradient would be anticipated to be less which is positive, and the ramp is widened. There is also a new footway surface added around the ramp. Both have handrails added, which will assist in preventing slips and trips, as well as make the ramps more visible which will assist in not tripping over them.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area, river buffer 400m, SAC, SPA, Ramsar 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (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'

Supplementary Planning Document; Accommodation for Older People and Those in Need of Care (2011)

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

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 residential amenity, highway matters, trees, nature conservation, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

NA

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

Saved 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.

Layout, design, and Impact upon the Character and Appearance

The application site contains sheltered accommodation for the elderly and the proposal relates to making the existing access more accessible by widening it and providing handrails. The Accommodation for Older People and Those in Need of Care SPD states that consideration should be given to the topography and to the accessibility of a site to local services and amenities. In addition development consideration should be given to the layout and design of developments, ensuring that the site is as flat as possible and is well linked with public footpaths.

There is no concern with the proposal owing to its scale and nature and is therefore considered acceptable.

Residential Amenity

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Owing to the scale and positioning of the proposal, there will not be any undue harm to the amenity of neighbouring occupiers.

Highway Matters

There would be no impact in terms of parking and highway issues this has been confirmed by the Head of Transportation and Engineering.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was/was not required for this development as it falls inside the designated zone of impact owing to its siting and scale from the designation.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The recommendation is to permit.