



EASTLEIGH LOCAL AREA COMMITTEE

6th June 2023



Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise**

Development Plan:

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant)



Other Material Considerations

- Relevant Government Policy including the *National Planning Policy Framework (2021)* and its presumption in favour of sustainable development
- Supplementary Planning Documents and Council Strategies



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Decision-making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms



Agenda Item 7.

Planning Application F/23/95177

Construction of 2No. one bedroom and 2No. two bedroom apartments in a two storey block, with ancillary amenity space, landscaping, parking, bin and cycle storage.

Land at Nightingale Avenue, Eastleigh

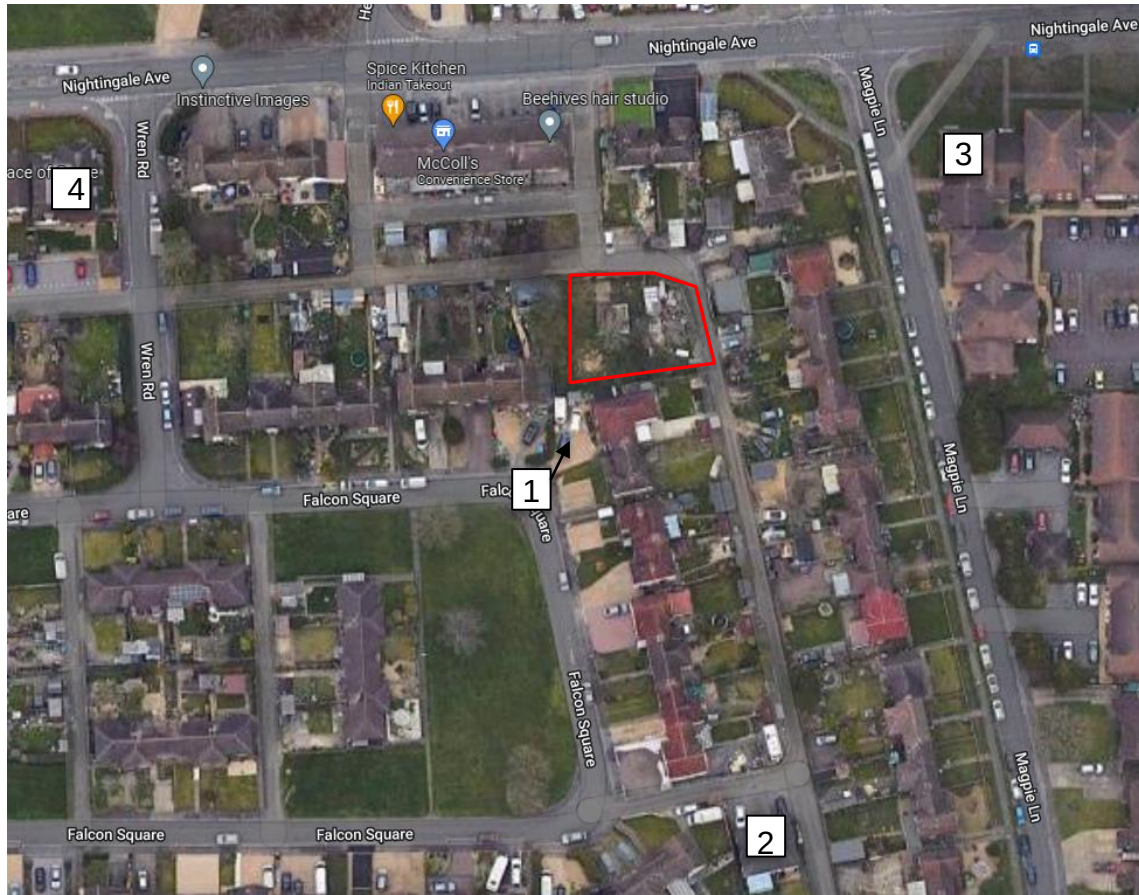


Location Plan:



EASTLEIGH
BOROUGH COUNCIL

Site & Local Area



Corner of Falcon Square



29a & 29b Falcon Square



1 to 34 Nightingale Court



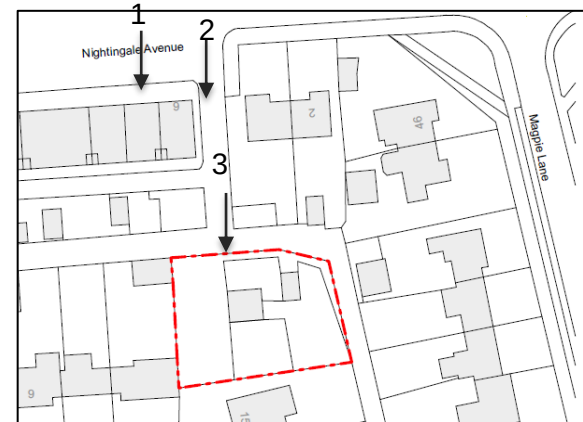
Corner of Wren Road & Nightingale Avenue



Photos



Nightingale Avenue Shops



Access from Nightingale Avenue



Application Site

Photos

1



View north east

2

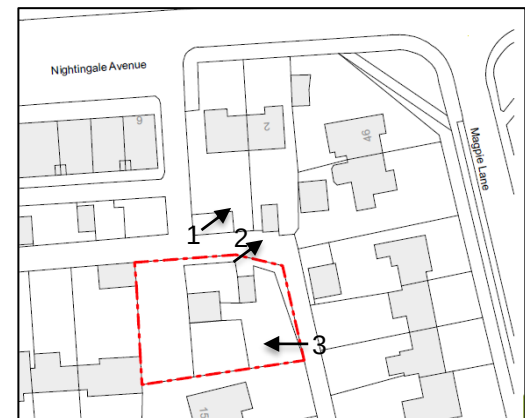


View east towards Magpie Lane

3



View west towards Falcon Square



Floor Plans:



Elevations:



Front Elevation



Side Elevation A



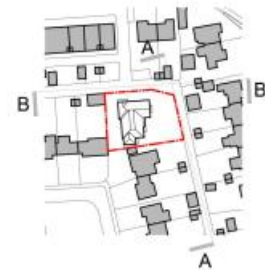
Rear Elevation



Side Elevation B



Street Scene:



Indicative Key Plan

Note 1

All information is based on OS import only - all subject to level confirmation on site

Street Scene A-A



Street Scene B-B



3D Model:



Proposed Model Views



Updates:

- Four further representations received –
 - Increased noise from gardens and parking area.
 - Covenant for family housing.
 - Boundary with No.15 Falcon Square should be a brick wall.
- No response received from Environmental Health Land Contamination Specialist – previous conditions recommended.
- Ecology response – Object on the grounds of no up-to-date detailed ecological site survey having been undertaken.



Updates:

- Southern Water – have requested additional time due to workload.
- Eastleigh Town Council – No objection.



Considerations - Key points:

Policy & Principle:

- Within the urban edge.
- Within established residential area.
- Policy DM1 – Amenity, character, site context, design, landscaping, etc.
- Within Aviary Estate SPA (Policy E10).
- NPPF – Best use of urban land.
- Principle of proposed development is acceptable.



Considerations – Main Issues:

Previous Reasons for Refusal (F/22/92348):

- Scale, height, design and layout detrimental to the character of the Aviary Estate.
- Overdevelopment resulting in insufficient parking and amenity space provision.
- Insufficient parking would lead to unacceptable overspill parking.
- Unacceptable overlooking and loss of privacy to neighbours.
- Failure to secure mitigation.



Considerations – Main Issues:

Impact on Aviary Estate:

- Form, scale, design and materials more sympathetic to SPA.
- Should appear as a set of houses rather than a block of flats.

Overlooking and loss of privacy:

- Only two storeys in height.
- Some overlooking of gardens will occur but no worse than existing situation between neighbours.



Considerations – Main Issues:

Insufficient parking provision:

- Six spaces meets 'Residential Parking Standards' SPD requirements for 50%> unallocated parking.
- Visitor / delivery parking available on-site.
- Sustainable location, close to facilities.

Overdevelopment:

- Parking and external amenity provision acceptable.

Mitigation:

- Applicant has agreed to secure necessary mitigation.



Considerations – Other Issues:

- Layout & Design – Makes best use of unused site.
- Access, Parking & Highways – all acceptable and no Highway objections.
- Amenity – No unacceptable impact on neighbours and above minimum standards achieved for future occupiers.
- Land Contamination – Conditions recommended.
- Drainage – SUDs should be possible.
- Ecology – Enhancements achievable.
- Sustainability – Scope for various solutions.



Conclusion:

- Make use of currently unused site in a sustainable location.
- Achieves a balance between deliverability and protecting the character of the locality and neighbouring uses.
- Considered to have acceptably addressed previous reasons for refusal.
- All other matters meet policy and guidance requirements.

Recommendation:

Subject to:

- i) Outstanding consultee responses; and
- ii) Securing of contributions towards the Solent Recreation Mitigation Strategy and the Council's New Forest Mitigation Strategy.

To Delegate back to the Service Director for Planning and Environment in conjunction with The Chair and Vice Chair to GRANT PLANNING PERMISSION

