MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/71518

DESCRIPTION/ ADDRESS	Erection of timber lean-to at rear 5 Falkland Court Falkland Road Chandler's Ford Eastleigh SO53 3GA

SITE VISIT DATE	12.11.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of timber lean-to at rear which will house externally fitted back up freezer and chiller.
SITE AREA	227sqm / 0.023ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat, level site.
TREES	There are no significant or protected trees on or adjacent to the site that would be affected by the proposed development.
BOUNDARY TREATMENT	The boundary consists of various types and heights of fencing, brick wall, and the rear is obscured by a storage container.
SITE CHARACTERISTICS	Rear service yard of Co-Op store.
CHARACTER OF LOCALITY	The site is located to the rear of a local centre of shops. The majority of service yards are enclosed by fencing. Opposite are residential units and immediately adjacent is an enclosed area of open space.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/71397	Erection of hit and miss timber fencing	Permitted November 2012
F/10/66854	Single storey rear extension with 3No. roof mounted air cooled condensers, 1.8 metre high fence to service yard and replacement storage sheds	Permitted Sept 2010
	Various application for signage, extensions, fencing, air conditioning units etc…..	1999-2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Environmental Health	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within a local shopping centre of Falklands Road

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE and 139.TC
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1 and DM19
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not required for the type or scale of development proposed.

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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Saved Policy 139.TC of the Local Plan and emerging Policy DM19 of the Pre-submission Eastleigh Borough Local Plan both allow development in retail areas providing it doesn't undermine the viability or vitality of the centre.

Principle: The application site is located within the urban edge and within an existing local centre. Development is generally considered acceptable subject to compliance with the above mentioned policies and with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The proposed chiller and freezer units are located to the rear of the shop within an externally service yard which also contains various air conditioning units, bins, container, and other equipment. The proposed timber lean will create a shelter for the chiller/freezer units and its roof is set approximately 0.5m above the hit and miss fence permitted under F/12/71397. This roof is slightly lower that the existing single storey flat roof element of the building. The proposed lean to will create a complete structure to house the proposed units. Whilst it would be preferable for these units to be stored internally or within a permanent structure, due to the constraints of the site this is not possible and therefore the proposed layout/design is considered acceptable.

Street Scene/Character of Area/Visual Amenity: The proposed freezer/chiller units will be completely obscured from view by the hit and miss fencing permitted under F/12/71397. The roof of the proposed lean too is slightly lower than the existing single storey element of the store and with the timber materials does not match the existing building however given that its location within a rear service yard surrounded by other service yards of similar appearance the proposal is not considered to have a detrimental impact on the street scene or the visual amenity of the area.

Residential Amenity: The units will be enclosed by the fencing permitted under F/12/71397 and the proposed lean too however this is not a completely enclosed structure and therefore noise emissions will not be completely irradiated. Following the submission of additional noise information Environmental Health are satisfied that the proposed chiller/freezer units will not have a detrimental impact on the adjacent residential properties.

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

In view of the above this application is considered to comply with the requirements of the relevant saved policies and emerging policies and is therefore recommended for approval subject to conditions.