MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/70444

DESCRIPTION/ ADDRESS	Addition of cladding to existing showroom Sparshatts Of Botley Ltd Broad Oak Botley Southampton SO30 2EU

SITE VISIT DATE	06.03.3012			
ARE PLANS ACCURATE?	X	Yes		
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	X	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Addition of cladding to external front wall and part of east and west side elevations. Forms part of the overall refit program scheduled for the site.			
SITE AREA	NA			
RESIDENTIAL DEVELOPMENT DENSITY (NET)	NA			
TOPOGRAPHY	Generally level			
TREES		No	X	Yes, on boundary with stream along eastern boundary
BOUNDARY TREATMENT	Mix of fencing, hedging and low walls			
SITE CHARACTERISTICS	Car showroom and workshop, with car sales to the front and a mass of car parking to the rear.			
CHARACTER OF LOCALITY	Within countryside and local gap. Residential properties to east and south.			

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/12/70301	Display of 3no. Internally illuminated & 2no. Non-illuminated fascia signs & 2no. Illuminated & 7no. Non-illuminated free standing signs	Under consideration
F/11/69029	Single storey side extension & elevational alterations to existing showroom entrance	Permitted Oct 2011
Z/13618/015	Amendments to planning permission 13618/12 to retain existing car wash, spray booth and part of compressor house and to amend car parking layout	Permitted 1999 contained restrictions on the hours of use of spray booth and a car parking layout.
Z/13618/012	Alterations to existing building for internal car sales area, three valet bays and new workshop area, demolition of existing lean to paint booth, compressor house and	Permitted 1999 as above plus hours of opening for the showroom and no other use but sale of cars

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F/11/69029	Single storey side extension & elevational alterations to existing showroom entrance	Permitted Oct 2011
	garage units and relocation of car wash	
Z/13618/011	Installation of 8,000 gallon underground tank.	Permitted 1989
Z/13618/009	Erection of paint spraying booth	Permitted 1995
Z/13618/007	First floor office extension	Permitted 1978
Z/13618/006	Extension to parts department	Permitted 1977
Z/13618/004	Extension to workshop	Refused 1976
Z/13618/003	Petrol pump canopy, amendment to approval WIR 21625/1	Permitted 1974
Z/13618/002	Erection of single storey extension to Parts Department	Permitted 1974
WIR14575	Alterations and extension to motor car showroom	Permitted 1968
WIR21625001	Erection of new office/showroom and construction of petrol pump island with canopy over, following demolition of existing office/showroom and petrol pump island	Permitted 1972
WIR15302001	Erection of workshop and spare parts (ancillary to showroom) extension to be used for servicing and preparation of motor vehicles	Permitted 1969

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley PC	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Local Gap Outside Built-up Area Boundary Adjacent Established Residential Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Flood Zone 2 & 3.

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 11.CO (non-res buildings in countryside), 17.CO (alterations to commercial site in countryside), 59.BE (Development Criteria),

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

X	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

X	See below		Other……

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

The site is a commercial property within the countryside and local gap, as such saved policies 11.CO and 17.CO support alterations provided they do not have an unacceptable physical or visual impact on the countryside or generate significant traffic movements. Saved policy 3.CO seeks to protect the identity of the village of Botley and Hedge End through designating the countryside as local gap. Development that physically or visually diminishes the gap is not considered favourably.

The site has been subject to various alterations and extensions in the past and of the two showrooms (Skoda being the other to the west) this building is tired and in need of renovating. The introduction of cladding will offer a clean, crisp and appropriate appearance for a car dealer's showroom. Although within the countryside, the proposals will not result in a negative impact on the local gap or the character of the area, in fact the enhancements will result in a building that makes a positive contribution.

The plans have been amended to include the permitted single storey extension as well as

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

wrapping the cladding around the side elevations, both of which are visible from public vantage points.

Material samples are required to ensure the overall appearance is appropriate to this countryside location.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The recommendation is to permit