REF. NO. F/11/68964

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Recladding of walls and roof and insertion of new windows Unit 3 Boyatt Wood Industrial Estate Goodwood Road Eastleigh SO50 4NT

SITE VISIT DATE – Application site visited 7th June 2011

ARE PLANS ACCURATE? – The submitted drawings allow a comprehensive assessment of the development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – In accordance with the local Planning Authority's publicity of planning proposals all relevant neighbours have been formally consulted.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Up-dating of purpose built industrial building by means of recladding the roof and top section of the building and associated revisions to existing fenestration.
SITE AREA	0.25 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not Applicable.
TOPOGRAPHY	Application site is flat and level.
TREES	The "landscaped trees" to the rear and north of the application building will not be affected by this proposal on the basis of the proposed work comprising revisions to the exterior of the existing industrial building.
BOUNDARY TREATMENT	The front and north boundary of the application building are not identified being open plan providing lorry and car parking areas. There is no southern boundary treatment being an "end terrace building", with the rear boundary being three metre high palisade fence.
SITE CHARACTERISTICS	End industrial building of a group of three. Application unit vacant with Royal Mail occupying adjacent unit 2 and Howden joinery merchant in unit 1.
CHARACTER OF LOCALITY	Established Boyatt Wood Industrial Area located to the north west of Eastleigh Town Centre.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	There are no planning records of any recent planning history.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUP	No third party correspondence generated by this planning proposal.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
OTHER	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	No consultations undertaken.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Employment Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) – “Saved Policies” - 59.BE (new development), 117.E (protect office floor area), 118.E (existing employment areas).

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development.
PPS 4 - Planning for Sustainable Economic Growth.

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to rention of employment opportunities and the impact on the character and appearance of the local area.

COMMENT ON CONSULTATION RESPONSES

No consultations undertaken.

COMMENT ON REPRESENTATIONS RECEIVED

No third party correspondence generated by this planning proposal.

PLANNING OBLIGATION/CONSIDERATIONS

The nature of this application does not warrant contributions to off set the impact of the development on the local area.

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 application site is located within the Urban Edge as designated on the proposals map of the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

prevailing local plan, Eastleigh Borough Local Plan Review (2001 – 2011). Accordingly, the principle of the recladding of the building is acceptable subject to not undermining the employment base of the Borough and respects the host environment.

This cosmetic modification will not undermine the employment base of the Borough, simply making the unit more attractive to potential occupiers. In essence, this proposal is to replace the existing profiled fibre cement roofing with new goosewing grey insulated profiled metal cladding and rooflights. In addition to the over clad existing three external elevations with new profiled metal cladding to match the existing and replace existing UPVC windows with new. The unit remains available for employment purposes and the proposed external materials will enhance this industrial location on the basis of the "freshness" of the external material

The proposal is considered to comply with "saved "policies 59.BE and 117.E, 118.E of the Local Development Plan.

Adjacent Premises

The alterations to the windows simply look to replace current openings. None of the fenestration covered by this application will impact on the amenities currently enjoyed by occupiers of adjoining premises, being located on the front elevation.

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

For the reasons outlined in this report the recommendation is to permit the scheme.