REF. NO. F/12/71578

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Retrospective: Installation of 1no. Air conditioning unit Unit 7 City Grove Industrial Estate Woodside Road Eastleigh SO50 4ET

SITE VISIT DATE 02/11/2012

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, unit 0.85 x 0.8m, situated on front elevation near ground level. Unit already installed, therefore description amended to reflect retrospective application.
SITE AREA	663.6 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Site itself is fairly flat, ground level into industrial estate slopes gently up roughly from south to north.
TREES	None affected by this application.
BOUNDARY TREATMENT	Open frontage with boundary delineated by small grassed area and footpath along edge of roadway.
SITE CHARACTERISTICS	Relatively small, two storey industrial unit, in the centre of a run of 5 similar units. Flat roof, brick built structure with canopied entrance on front elevation. Forward projection appears to be office accommodation, with canopied loading bay leading to warehouse set further back. Small area of hardstanding in front of warehouse, with customer/staff parking for all units directly opposite.
CHARACTER OF LOCALITY	Site forms part of a large industrial area, made up of a number of smaller industrial estates containing units of varying sizes, separated from the residential area to the west by the motorway. A railway line runs to the south. There has been a range of alterations carried out to a number of units in the locality, although this run of properties is still similar in appearance. Unit 8 has 2 similar air conditioning units on the front elevation.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No relevant applications.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Unit 6	We are next door to unit 7, we would prefer if the air unit could be located on the side (in-between unit 7 and 8). Personally this makes the face of the unit look industrial and we don't want the units to start defacing the image of the road.
OTHER	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	I have reviewed the information submitted with the application and this Service has no objection in principle to the proposed development, neither do we wish to recommend any conditions.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Industrial Estate

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 117.E
Pre submission Eastleigh Borough Local Plan 2011-2029 S1, DM1

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 noise and visual amenity.

COMMENT ON CONSULTATION RESPONSES

No objection has been received from Environmental Health.

COMMENT ON REPRESENTATIONS RECEIVED

The addition of a single air conditioning unit is not considered to impact the visual amenity of the area significantly and whilst it would be preferable for the unit to be located in a more discreet position, given this is an industrial area and the adjacent unit already has two air conditioning units in place, it is difficult to justify a refusal of this retrospective application.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

REF. NO. F/12/71578

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 lies within the urban edge and within an established employment area where basic principle of development for employment purposes is acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and to accord with the relevant local plan policies.

In this case, the most relevant policies are 59.BE of the Local Plan, which 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 development to, amongst other things, avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes. Policy 117.E relates specifically to development for employment purposes within existing employment areas, and states that development for B1, B2 and B8 use classes will be permitted provided it does not conflict with other policy.

Although the air conditioning unit is sited on the front elevation, it is relatively small and does not impose significantly on the elevation. Whilst a proliferation of similar units would be visually detrimental, this single unit is not considered to be detrimental. Given the site is located within an existing industrial estate with a range of industrial units of differing size and design, and that the adjacent property, no. 8 has two similar air conditioning units on the front elevation it would be difficult to justify a refusal on visual amenity grounds. No objection has been raised by Environmental Health regarding noise generation and there are no noise-sensitive uses, such as residential properties, in the immediate vicinity.

As such, the development is considered to comply with policy.

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

Recommend retrospective consent.