REF. NO. «AltRef»

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/12/70944

DESCRIPTION/ ADDRESS	Temporary permission for the retention of storage shed for a period of 3 years Port Hamble Marina Satchell Lane Hamble-Le-Rice Southampton SO31 4NN

SITE VISIT DATE	12.06.12			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application follows expiry of previous temporary permission. The shed measures 2.7m by 4.5m by 2.4m (h).					
SITE AREA	n/a					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a					
TOPOGRAPHY		Level		Sloping …..		Other …The site for the shed is flat as it is on the quay side of the river but the land behind slopes up.
TREES	x	No		None affected by proposals or nearby.		
BOUNDARY TREATMENT	x	Open car park to north, west and south, river to east.				
SITE CHARACTERISTICS	Boat yard and marina next to the river, site is next to a car park with larger buildings further up and down river.					
CHARACTER OF LOCALITY	This part of the Hamble River has a number of boat yards and marinas along its western bank with mud flats on the opposite side. There are a number of buildings relating to these uses from large work shops to small sheds such as this along the river.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/14865/050	Siting of storage shed for a temporary three year period.	Approved Jan 2003
F/06/55902	Siting of storage shed for temporary period of 3 years.	Permit temporary approval 17-Feb-2006
F/09/65037	Siting of storage shed for temporary period of 3 years.	Permitted 2009

REF. NO. «AltRef»

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	Object on grounds of further temp permissions. A full pp should be sought
ENV	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE (Development Criteria), 124.E Boatyards

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to impact on the river Hamble, and the visual appearance and character of the area

NATIONAL PLANNING POLICY FRAMEWORK – supportive of economic development, sustainable development, minimising flood risk.

COMMENT ON CONSULTATION RESPONSES

Parish – The building is well located and kept in good order. For such a small building there is no reason to not accept this temporary permission and encourage a permanent solution.

COMMENT ON REPRESENTATIONS RECEIVED

	See below	X	Other……NONE

PLANNING OBLIGATION/CONSIDERATIONS

N/A

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

Principle

Policy 124.E of the Local Plan requires development associated with boat building, fitting out, maintenance and repair of boats and ancillary uses to not have detrimental impact on the regime

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

of the river, adversely affect a special area of protection (as applicable), conflict with the character of the river and its environs by virtue of the uses proposed, location, layout, scale, design or materials or cause a reduction of water quality.

Policy 59.BE of the Local Plan 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 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.

Street scene and character of the area

Impact on the river – This is a very small shed in comparison to the size of other buildings and structures on the river side, plus the shed has been used for a number of years, some of which in another position. It is a temporary structure by its nature placed on an existing hard standing area so does not need foundations, etc that may affect the river and its ecology. The Environment Agency consultation on the 2009 scheme stated they wouldn't want to see a permanent building on the site but this would be acceptable for a temporary permission.

Area Character – This part of the river has a number of boat yards along its western bank with many buildings and structures related to the boat yards and boat uses. This shed has already been approved in this location and in use in a different position. The siting is in a less prominent position to be grouped with a number of other small sheds so as to lessen its impact. This shed is a natural ancillary structure to the boat yards and the use of the river Hamble and has been painted to match the adjoining buildings, as such it sits comfortably within this location without causing detriment to the boatyard, its function or the amenity of near by residential properties.

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 recommend temporary approval.