REF. NO. F/12/70859

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Addition of 2No. Windows in front elevation and 1No. Window in rear elevation Unit 9 Brookwood Industrial Estate Brookwood Avenue Eastleigh SO50 9EY

SITE VISIT DATE – Application site inspected 28th August 2012

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 relevant occupiers of adjacent properties have been consulted.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The installation of two new windows in the first floor cladding on the front elevation and an additional window first floor window to the cladding on the rear elevation.
SITE AREA	250 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not relevant to this planning proposal.
TOPOGRAPHY	The application site and surrounding commercial area is flat and level.
TREES	There are no trees in the vicinity of the development proposed.
BOUNDARY TREATMENT	The forecourt to the west of the commercial buildings is open forming the servicing, delivery ares and car parking for the Brookwood Industrial Estate. The eastern boundary being the rear of the estate is bounded by a 3 metre high chain link fence topped by 3 strands of barbed wire giving a total height of 3 metres.
SITE CHARACTERISTICS	Small industrial unit, one of ten within the Brookwood Industrial Estate. All share a centrally located open parking and servicing area.
CHARACTER OF LOCALITY	To the north of the application site is the Brookwood Cemetery. To the east are further industrial units forming the Brookwood Industrial Estate, and to the south and west are residential properties.

REF. NO. F/12/70859

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/67290	There have been a number of applications relating to this unit and the surrounding units forming the estate. Of particular reference is the following submission: Change of Use from B8 (storage and distribution) to B1 (light industrial). Unit 9 Brookwood Industrial Estate, Brookwood Avenue, Eastleigh.	Grant STCs 27th August 2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUP	No local pressure groups operate in the vicinity of the application site.
OTHER	No third party correspondence generated by this planning proposal.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	No consultations undertaken.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policy 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

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 impact on the charcter and appearance of the original building and host environment. In addition to the proposed development not causing any material harm to the amenities currently enjoyed by the e occupiers of these buildings.

COMMENT ON CONSULTATION RESPONSES

No consultations undertaken.

COMMENT ON REPRESENTATIONS RECEIVED

REF. NO. F/12/70859

COMMENT ON REPRESENTATIONS RECEIVED

No third party correspondence generated by this planning proposal.

PLANNING OBLIGATION/CONSIDERATIONS

The low key nature of this application does not warrant contributions to offset the impact of the proposal on the local infrastructure.

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."*

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, and loss of outlook, noise and fumes.

The insertion of two additional windows at first floor on the front elevation and a further window again at first floor, on the rear elevation will not materially harm the character or appearance of the original building or the host environment. By reason of the simplicity of the scheme and the finishing materials respecting the existing unit. Indeed the adjacent unit number 10 has inserted three first floor windows without causing any unacceptable harm.

The two windows to the front elevation overlook the central serving area without causing any harm. The single window on the rear elevation looks towards the extensive parking area and manoeuvring space for the delivery vehicles associated with the adjacent bakery enterprise. There being no matters of material harm to the occupiers of the bakery.

All units appear to include an area of mezzanine floor; this proposal is simply to provide natural light to this first floor accommodation.

It appears planning permission F/10/67290 was never implanted. Accordingly the authorised planning use of Unit 9 remains B8 (storage and distribution), reflecting the nature of the current applicant's enterprise storage and distribution of ceramic tiles.

The proposal is considered to comply with relevant Development Plan policies and national planning guidance promoting the local economy.

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 grant planning permission.

REF. NO. F/12/70859