REF. NO. F/13/73166

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of detached store Velmore Centre Falkland Road Chandler's Ford Eastleigh SO53 3GY

SITE VISIT DATE – 03/10/2013

ARE PLANS ACCURATE? – The submitted drawings are considered to be sufficient to allow for the determination of the planning application.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a detached permanent storage building to be positioned in close proximity to and for use in connection with the Velmore Centre. The building will replace the existing temporary container positioned at the eastern end of the car park and measures 2.5m in width, 4m in depth and 2.6m in height.
SITE AREA	0.13ha
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site is relatively flat and level with there being only a very gentle slope up to the south.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	There is 1.8m high close-boarded timber fencing along the southern boundary of the site with Norfolk Court. The community centre building screens the development site from the west with the remainder of the car park boundary being fairly open.
SITE CHARACTERISTICS	The proposed storage building is to be situated within the car park of the existing Velmore Community Centre. The Community Centre is a flat roofed building finished in cream and blue render with grey fenestration. It was recently refurbished and extended under planning permission F/11/68969.
CHARACTER OF LOCALITY	The site is situated to the south of the Falkland Road shopping centre at the junction of Kent Road and Falkland Road. It lies at the centre of the Velmore residential estate which has recently undergone extensive redevelopment and regeneration.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/68969	Refurbishment of and extensions to Velmore Chapel to	PERMIT – 29/06/2011

REF. NO. F/13/73166

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	provide Church/Community Centre facility with associated car parking and landscaping.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Existing Community Facility

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): Saved Policies 59.BE, 104.T.
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1, DM24.
Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of the proposed development, its layout, design and impact upon the street scene and character of the area, residential amenity, and parking considerations.

COMMENT ON CONSULTATION RESPONSES

None received.

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved 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.

Saved Policy 104.T states that planning permission will only be granted for appropriate development which provides adequate off highway parking.

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, Design and Impact of the Proposals on the Street Scene and Character of the Area:

The proposed building is deemed to be acceptable in this respect. It is of a relatively simple rectangular flat-roofed design which is considered to be in-keeping with and sympathetic to the main community centre building, matching in respect of both its proposed facing and roofing materials. Whilst it will be visible within the Kent Road street scene to the north/north-east of the site, due to its appropriate positioning the store will be viewed primarily against the much larger Velmore centre building which acts to significantly reduce its potential visual impact. In addition, its provision will allow for the removal of the existing and rather unsightly temporary storage container at the eastern end of the car park which, in itself, will have a positive impact upon the visual amenity and character of the area. The removal of this structure prior to the proposed building being brought into use will be covered by way of a planning condition. The store will be fully screened from the west and, therefore, will have no impact upon the Falkland Road street scene.

Residential Amenity:

The proposals will not impact unduly upon the amenity of the occupiers of any neighbouring residential dwellings. Whilst the building will be situated within relatively close proximity to the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

boundary of the site with Norfolk Court to the rear, only the upper section of its southern side elevation and its roof (approximately 0.8m in total height) will be visible above the existing fencing in place along this stretch of boundary. In addition, given that this elevation is only 2.5m wide in this position and the building will be sited alongside the communal external area serving the dwellings in Norfolk Court and will not be in the immediate proximity of the properties themselves, it is not considered that it will be unduly overbearing, nor will it result in any unacceptable loss of light or outlook for their occupiers. As the building contains no windows and is to be used only for storage purposes, no overlooking will occur.

Parking:

The proposed storage building is to be sited within the existing car park of the Velmore Centre. As a result of the size of the footprint of the building as well as the Armco style barriers that will surround it on two sides, two car parking spaces will be lost. The applicant has, however, adequately demonstrated through the submission of amended drawings that additional car parking can be provided within the site and without the need for the extension of the existing hardstanding, such as to mitigate this impact. Accordingly the proposals are considered to comply with the requirements of Saved Policy 104.T in this respect.

Overall, for the reasons as outlined above, the application is considered to be comply with the requirements of the aforementioned development plan policies and associated supplementary planning guidance.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry a limited degree weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The application is recommended for approval.