MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/76282

DESCRIPTION/ ADDRESS	Installation of external store to rear Unit 2 And 3 Townhill Farm District Centre Wessex Road West End Southampton SO18 3RA

SITE VISIT DATE	28/04/15			
ARE PLANS ACCURATE?		No		Existing air con units and mesh cages not shown on plans and elevations. The configuration of the doors and windows to the flats above the shop units are not correctly show. Despite these inaccuracies it is considered that there is enough information to assess the application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes		

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Installation of external store to rear 2.40m deep (including mesh access cage x 3.60m wide x 2.30m high. The store will have white PVCu walls and roof.					
SITE AREA	n/a					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a					
TOPOGRAPHY		Level				
TREES		No				
BOUNDARY TREATMENT		Open to car park and access road				
SITE CHARACTERISTICS	The restaurant comprises 2 no. ground floor terraced units in the middle of a shopping parade. There are flats above accessed from a rear balcony.					
CHARACTER OF LOCALITY	Mixed. Behind the site is a service and parking area followed by a block of residential flats.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70291	Installation of 1no. refrigeration unit at rear	Permit 25/04/12
F/09/65773	Change of use from video shop (Class A1) to hot food takeaway/ restaurant (Class A3/A5) to provide extension to existing restaurant at Unit 3	Permit 06/11/09

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Flat 18 Linden Court, Wessex Road	Object. I'm concerned they will install another air conditioning unit. This would cause a disturbance due to the noise particularly at night.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection
Environmental Health	You have clarified that the application is for a store and not a cold store. The plans do not show or indicate that there is any additional A/C units to be installed. Considering the above I wish to make the following comments: Based on the information submitted, this Service has no objection in principle
Engineers	Proposed use of land would partially affect rear loading/unloading area, but raise no objection .

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Shopping Area

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: DM1

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 55

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

	none		

COMMENT ON REPRESENTATIONS RECEIVED

			This application does not include air conditioning units.

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

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.

The storage unit is required to support the existing takeaway/ restaurant use. The unit will be located in the rear service yard, where there are other examples of similar units including one at the neighbouring premises. Environmental Health and engineers have raised no objection. Therefore the proposal is considered to fit in with the character of the locality and not impact nearby residential properties. There is room for 2 no. large refuse bins beside the rear door. The proposal is considered to comply with relevant Development Plan policies.

Nature conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

OTHER MATERIAL CONSIDERATIONS

Also of relevance Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry 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 recommendation is to permit