REF. NO. F/11/69346

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Alterations to form new access steps & ramp Unit 2 Nelson Industrial Park Manaton Way Hedge End Southampton SO30 2JH

SITE VISIT DATE – 19/8/11

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	New steps and access ramp with handrails along the buildings eastern elevation of building leading to the front entrance. This replaces existing steps.
SITE AREA	1630m2
TOPOGRAPHY	Upwards slope to building
TREES	There are a number of Silver Birch Trees along the frontage and adjacent to the rear car park.
BOUNDARY TREATMENT	Fairly open
SITE CHARACTERISTICS	Large, detached, two storey industrial building. Grassed area along Eastern side which will be partly removed to make way for the proposal.
CHARACTER OF LOCALITY	Industrial

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUP	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Existing Employment Site

DEVELOPMENT PLAN POLICIES

REF. NO. F/11/69346

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

None

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 proposal is necessary to provide disabled access to the industrial unit. It is considered to comply with relevant Development Plan policies in that:

- The access ramp has been designed to comply with Part M of the building regulations and the structures bulk can not be easily reduced.
- The edge of the wall comes to the same point along the front of the building as the existing steps. This will allow the landscaping strip and trees to be retained and proposes some new planting.
- The wall will match the brickwork used on the industrial unit.
- A grassed area, of at least two metres, will be retained around the structure separating it from the footpath. This will help soften the brick wall and could be reinforced with additional planting if required.

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 legislative background.

CONCLUSIONS

REF. NO. F/11/69346

CONCLUSIONS

Recommend Permit.