REF. NO. F/14/75300

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Retrospective: Installation of 2no. new display windows to front elevation Carpetright Centre 27, Wellington Park Tollbar Way Hedge End Southampton SO30 2QY

SITE VISIT DATE – 31/11/2014

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes

THE SITE AND ITS SURROUNDINGS	
DESCRIPTION OF APPLICATION –	This is a retrospective application for the installation of two new large display windows to the front of the store, either side of the existing entrance doors.
SITE AREA –	944.3 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET) –	n/a
TOPOGRAPHY –	n/a
TREES –	n/a
BOUNDARY TREATMENT –	Open frontage directly onto footpath and car parking area.
SITE CHARACTERISTICS –	The site is an existing retail park, bounded by Botley Road and Tollbar Way. The existing retail units are constructed in a single terrace.
CHARACTER OF LOCALITY –	This retail site is one of a number of established retail/industrial parks within this area of Hedge End.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent relevant history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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

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

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

- 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
- Policy DM1

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 the character of the area.

COMMENT ON CONSULTATION RESPONSES

COMMENT ON REPRESENTATIONS RECEIVED

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."

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,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 alterations to the external appearance of the unit, with the addition of the windows either side of the front entrance provide additional display space and improve the visual appearance of the unit which is predominantly clad in grey, without detracting from the character of the existing terrace of retail units.

In addition materials are matching and in keeping with those on the existing unit.

The proposals are therefore considered to comply with the guidance contained within Policy 59.BE of the adopted local plan.

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.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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 2 no. display windows to the front elevation are considered to be an appropriate addition, and are in keeping with the character and appearance of the locality.

Recommend permission.