PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Replacement shop front and relocated entrance H J Everetts Pharmacy, St Johns Centre St Johns Road Hedge End Southampton SO30 4QU

SITE VISIT DATE – 18/08/2016

ARE PLANS ACCURATE? - It is considered that sufficient information has been provided to allow for the assessment of the development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seek consent to install a new front access door in a new location with associated full height toughened glass panels. Associated internal alterations. The facia sign will not be replaced.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Flat and level.
TREES	n/a
BOUNDARY TREATMENT	n/a
SITE CHARACTERISTICS	The application relates to a single storey building on the south side of the Upper Northam Road, Hedge End. The building within a group of commercial/retail properties fronting Upper Northam Road with car parking at the rear. Supported canopy covering a portion of pavement.
CHARACTER OF LOCALITY	Commercial/ retail on ground floor.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/29379/001/00	Illuminated facia signs	Permitted 22/07/1987
A/29379/002/00	Externally Illuminated projecting sign	Permitted 19/11/1987
A/29379/002/00	Construction of a studio flat within existing	Permitted 13/05/1996 – not

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	roof void and addition of rear dormer window.	implemented.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

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

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

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'

Supplementary Planning Document: Quality Places
Supplementary Planning Document:
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Affordable Housing

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

COMMENT ON CONSULTATION RESPONSES

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of the following;

- National Planning Policy Guidance
- Community Infrastructure Levy Regulations 2010 (SI 2010/948) as amended by the Community Infrastructure Levy (Amendment) Regulations 2011 (2011/987)
- Saved policies *101.T, 147.OS* and *191.IN* of the Eastleigh Borough Local Plan Review 2001-2011
- Emerging policies *DM23, DM32, DM35* and *DM37* of the Revised Draft Eastleigh Borough Local Plan Review 2011-2029
- Supplementary Planning Document – Planning Obligations

Planning obligation contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards *Community Infrastructure, Sustainable Transport and Public Open Space*. The applicant has secured the contributions through an appropriate up-front payment/Unilateral Undertaking/Section 106 Agreement.

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, loss of outlook, noise and fumes.

Assessment.

Unit 5 and the surrounding retail/commercial units were designed as a whole before the mid 1980's. Wide pavement frontage incorporate brick pillar supported canopies. H J Everetts Pharmacy and signage are original possessing full height toughened glass panels. The proposal here is to move the main front door access and threshold to a central location within the façade and re design the internal layout. The 1987 fascia signage remains in place and the shopfront structure and design will be almost identical to present. A, Toughened Safety Glass, full height panel window will replace the old frontage and door access.

With reference to Eastleigh Borough Council's Shopfront and Sign Guidance the use, design in

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

association with the date of development and locality are all acceptable. To not include, stall risers, the design of each unit, throughout the parade are the same full height windows. The new shopfront is considered to comply/conflict with relevant Development Plan policies and SDP guidance.

The proposal complies with policy 59:BE of the Eastleigh Borough Councils Local Plan.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Conditionally approve.