**REF. NO. F/13/71992**

## PLANNING APPLICATION REPORT

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|---|---|---|
| DESCRIPTION/ ADDRESS | - | Two storey extension on north west elevation to provide additional production floorspace, plant, office and staff facilities<br>South Point 3 South Point Ensign Way Hamble-Le-Rice Southampton SO31 4JR |

SITE VISIT DATE – 22nd March 2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DESCRIPTION OF APPLICATION | As above. Application proposes a two storey extension, measuring 34m in width, extending out 11.5m from the building. There are currently two canopy structures which project 11.5m from the main building, separated by an open area of hard standing. The proposal will fill the space between the two canopies and replace the southern-most canopy, joining onto the northern canopy, which is to remain in place as a 'goods-out'.<br><br>The extension will be used to house additional production facilities and larger office and ancillary areas. The production areas will be on the ground floor along with a first aid room, cleaning cupboard and toilets. The first floor will house the additional office space, internal plant room and external open top plant room. The additional space will improve existing facilities and working environments, no increase in staff numbers as a result of this proposal. |
| SITE AREA | 550sqm excluding the access |
| TOPOGRAPHY | Site is largely flat with the access sloping down to Ensign Way |
| TREES | None to be affected. |
| BOUNDARY TREATMENT | Acoustic fencing and palisade fencing surround site. |
| SITE CHARACTERISTICS | Large industrial site comprising two detached buildings, car parking and associated plant and landscaping. |
| CHARACTER OF LOCALITY | Several industrial sites within the locality comprising a mix of buildings styles and sizes. Fairly condensed residential to the north. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Several determined applications for this building/site but none that are directly relevant | | |

**REPRESENTATIONS RECEIVED**

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| SOURCE | SUMMARY OF CONTENT |
|---|---|
| One letter of objection received from a resident to the north of the site objecting on the following grounds:<br>• Highway matters<br>• Impact on residential amenity including overlooking / loss of privacy<br>• Overdevelopment<br>• Visually intrusive<br>• Excessive Noise | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hamble Parish Council | Resolved to leave decision to officers |
| Head of Engineering | No objection.<br><br>It is understood that the proposals will not be generating any additional emploment, rather it is bringing the existing space requirements for staff and plant up to standard and in line with current regulation. For this reason, no developer contributions are requested in this specific case.<br><br>Additionally, no parking is to be lost as a result of these proposals, and there is no need for additional parking to be provided given the nil increase in employment outlined above. |
| Health & Safety Executive | Does not advise against the granting of permission |
| Esso | No objection |
| Head of Environmental Health | Concerns regarding noise impact of plant associated with new development. Insufficient noise data submitted.<br>No objection raised provided a condition is imposed requesting plant & machinery details along with up-to-date noise impact assessment prior to any development commencing on site. |
| Sustainability Officer | The Sustainability Statement (submitted Feb 2013) does not even reference the Council's Environmentally Sustainable Development SPD and fails to respond to any of the requirements.<br>ESD1 requires BREEAM excellent and other requirements are for 15% reduction in CO2 via Low/Zero Carbon energy; SuDs, rainwater harvesting/greywater recycling or green roof or an agreed combination; trees. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within and Existing Employment Zone (industrial site) |

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

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| Eastleigh Borough Local Plan Review (2001-2011): 29.ES, 59.BE, 117.E<br>Pre submission Eastleigh Borough Local Plan 2011-2029: DM1, DM12 |

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

Supplementary Planning Document: Quality Places

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework: with an overall aim of promoting sustainable development, chapter one of the NPPF highlights the importance of building a strong, competitive economy. It states that the planning system should do everything it can to support sustainable growth, helping businesses meet their development needs.

**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 and appearance of the area and the impact on residential amenity.

**COMMENT ON CONSULTATION RESPONSES**

Comments noted.

**COMMENT ON REPRESENTATIONS RECEIVED**

The issues raised are discussed in the assessment section below.

**PLANNING OBLIGATION/CONSIDERATIONS**

Not applicable for this development.

**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 considered to comply with relevant Development Plan policies.

**Principle**

The application site falls within an existing employment zone as designated in the Eastleigh Borough Local Plan Review (2001-2011) (Local Plan). Regarding these zones, the Local Plan advises that it is important to allow the additional development required to maintain their competitiveness. Policy 117.E states that, "proposals for new development….within existing employment sites……will be permitted provided they do not conflict with policy on the location of office development." In this regard the proposal complies with this policy.

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

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Policy 29.ES seeks to protect noise sensitive premises (which includes dwellings) from noisy industrial or commercial development.

**Character & appearance**
The current site features two covered canopy areas, providing the goods-in and goods-out. They are separated by an open, hard standing area. The proposed extension will infill the open area and replace one of the covered canopy areas, leaving the other covered area as goods-out.
The proposal is considered to blend successfully with the existing building, not appearing as incongruous or over prominent. The proposed extension will match the depth and height of the existing covered areas and the overall impact will therefore not be too significant. The external materials proposed will match those on the main building in type and colour and a condition is recommended to ensure this.

**Residential amenity**
Due to the siting, design and scale of the proposed extension, there will be no unacceptable impact on the amenities of neighbouring residents in terms of loss or light or visually overbearing impact. The extension is set against the back drop of the existing building will come no closer than the existing canopy structures in place.
In terms of overlooking/loss of privacy, the distances between the windows proposed on the extension and the nearest residential properties are all in excess of 35m, which accords with the guidance in the Council's SPD: Environmentally Sustainable Development. This guidance states that over 35m, reasonable privacy is achieved by remoteness. The window on the north west elevation are also proposed to be obscurely glazed which will further minimise any impact on amenities.

Noise is the issue which gives the most concern as there are known problems currently with this site. The application states that a large amount of external plant is required to serve the building, including condenser units, air handling units and extract flues with associated fans and ductwork. The current north west elevation contains a large amount of plant that has been added as and when required. This proposal will allow the required plant to be rationalised, relocating it to dedicated plant areas including an internal plant room and an open top external plant enclosure. The plant rooms would be enclosed with an acoustic screen/enclosure with attenuated louvers as required to enhance the acoustic properties to the neighbouring residential properties.
Environmental health officers have raised concern regarding the lack of information submitted in respect of the level of plant required and brief noise assessment. The applicants, however, do not have exact specifications of the plant that will be required and are unable to undertake a noise assessment that is relevant. After discussing the issues with Environmental Health officers and the agent, it was felt that a reasonable and effective approach would be to impose a condition to require details and plans to be submitted to show all required plant, to be accompanied by an up-to-date noise assessment. Another condition is recommended to restrict the installation of any additional plant, other than that agreed under the previously mentioned condition. With the imposition of both conditions, the LPA is satisfied that there will be no unacceptable impact on the amenities of the neighbouring residents.

**Environmental Impact**
An EIA Regulation Assessment was undertaken in relation to this proposal and in accordance with the current relevant legislation, EIA is not required. The development falls within Schedule 2 (10a) but it is, however, under the threshold in terms of its area size. Whilst the site outline occupies a

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

larger area, the actual area of development is under the 0.5ha threshold at 0.495ha.

**Sustainability**

The Council's Sustainable Development Officer has commented that the proposal does not accord with the SPD: Environmentally Sustainable Development. The sustainability statement submitted with the application is brief and does not demonstrate that the extension will achieve BREEAM excellent or meet the other essential requirements.

The SPD, however, does refer to new *buildings* rather than extensions and it would therefore be unreasonable to apply the SPD requirements to this proposal. Policy DM2 of the emerging local plan specifically includes extensions to existing buildings in relation to development achieving BREEAM excellent but limited weight is given to this due to its early stage in the adoption process.

**Highway impact**

No change to parking provision or requirement as a result of this proposal. There will be no additional staff as a result of this extension.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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**

Recommendation is to conditionally approve for the reasons stated above.