REF. NO. F/14/73982

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Change of use from B1 (office) to D1 (clinic) Hamble Lodge 20 Hamble Lane Bursledon Southampton SO31 8BR

SITE VISIT DATE – 31/03/14

ARE PLANS ACCURATE? - yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The ground floor of the above premises is currently being used as a Physiotherapy/Chiropractic clinic for D1 purposes approved under planning permission F/07/60645 in 2007 and this D1 use is proposed to be increased onto the first floor. There would be no elevational alterations to the existing building but internal works only.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	The site is set at a lower level to the adjoining roundabout so the access out of the site is on higher ground.
TREES	Mature trees along the eastern boundary.
BOUNDARY TREATMENT	There is a mix of close boarded fencing, mature shrubs and trees.
SITE CHARACTERISTICS	Detached two storey building that faces Hamble Lane and has access into the site via Hamble Lane and an exit onto the adjoining roundabout. Share site with Beaufort House, a dental practice.
CHARACTER OF LOCALITY	The site is set adjacent to residential properties and opposite an area of countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/60645	Change of use from offices to Physiotherapy/Chiropractic clinic for D1 purposes - ground floor only	Approved 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation	No objection in principle to the change of use.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
and Engineering	However, at the pre-app stage, it was outlined that if a full application were to be submitted, then more information would be required, including: - Number of vehicle parking spaces and layout on-site; - Information on the daily number of users of the existing ground floor, along with the information on the anticipated number of daily users for the change of use first floor. This will be utilised to assess whether car parking numbers are sufficient for on-site parking and also assess whether there is an increase likely for multi-modal trips to and from the site following the change of use. The actual split of how many users on-site at any one time (i.e. by potential appointment time) would also be very helpful. Unfortunately, whilst a hand drawn parking layout has been submitted, detailing 12 spaces, 4 off which due to layout could only be used by staff, there is no information provided to demonstrate this is sufficent, and as such off-site parking would not be needed. The design & Access Statement does mention trips, but gives no numbers as it concentrated on pedestrian and bus use. It should be pointed out that whilst this is encouraged, it is still a journey that utilises the public highway (footways, crossings and bus facilities all paid for by the highway authority). As such, details are still needed in order to calculate the trips associated with these modes in order to calculate developer contributions. This is in accordance to the HCC Transport Contributions Policy. Developer Contributions will be required if additional multimodal trips (walking / cycling / bus / car) are to result from the proposals, as even if additional trips on the network are not sufficient to warrant an objection on highway grounds, contributions are still required to fund the impact of accumulative smaller development proposals such as this. As such, in order for me to assess the application fully, can the above information please be requested from the developer. **<u>Information received from developer 19/03/2014.</u>** NO OBJECTION. An acceptable to scale parking plan has been received which is acceptable. The doubled up spaces will be utilised by staff (front 2) with patients allowed / encouraged to 'block in' acceptably. Numbers should be sufficient given information supplied. Additionally, as per email, transport developer contributions are not required, as site use should actually result in a net reduction compared to the HCC trip rates associated with the existing B1 use. (MG 20.03.2014) Eric Reed DC Engineer Comments: Concur with Matt comments
Bursledon parish council	Do not object
Historic Gardens Trust	No response received
Hants Primary Care Trust	No response received
Environmental Health	No response received

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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): 59.BE, 120.E
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1, DM11
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

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 sustainability of the site, impact to neighbours, employment and highway matters.

COMMENT ON CONSULTATION RESPONSES

The lack of consultee responses on this application is not considered to prevent a decision to be made due to the relatively minor change of use sought under the current proposals. The building is not of historic value nor would result in any excessive noise or odours from this use.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

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."*

The proposal is considered to comply with relevant Development Plan policies.

The site lies within the urban edge, and as such the following policies (59.BE & 120.E) of the

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

adopted Local Plan and (DM1 & DM11) of the revised draft Eastleigh Borough Local Plan 2011-2029 are applicable. These policies require 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 (Policies 59.BE and DM1).
- Cause no demonstrable harm to the amenities and environment of occupiers of nearby existing or proposed housing; do not generate traffic which would result in unacceptable traffic levels on adjoining roads or endanger other road users; and a residential use is appropriate to the surroundings (Policy 120.E).
- Development for employment in uses that are of a similar character to use classes B1, B2, B8 in terms of providing jobs, the skills they require and their contribution to annual GVA of the borough and south Hampshire, including sui generis uses but not town centre uses (classes A1-A5) will be permitted by means of redevelopment and expansion of existing employment sites for employment purposes, subject to general development criteria and transport policies of this local plan (Policy DM11).

The site lies within the urban edge, amongst residential uses and commercial uses. The site has generally good non-car accessibility – it is on a bus route and buses also serve the adjacent Tesco store well. Due to the position of the site and nature of the proposed use, it is not considered that there would be any resulting noise disturbances to neighbouring residential properties. The use fits well with the adjoining dental practice at Beaufort House. Landscaping is good and does not need improvements.

The loss of office floorspace at this location is not considered to have an impact on the overall economic prosperity of the area in light of the D1 use maintaining and providing additional employment opportunities. As such, the increase of the use is considered to be acceptable subject to the consideration of the comments of the Highway Officers.

The Head of Transportation and Engineering has now raised no objection following the receipt of additional information as requested regarding on-site parking provision and details of the use. The new rooms will not generate significant additional traffic movements to and from the site that would warrant developer contributions and the parking plan submitted is considered to be acceptable.

There have been no objections to the proposals from Burseldon Parish Council.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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

In light of the above comments, I recommend that the application be approved.

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