REF. NO. F/13/72216

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Replacement of existing curtain walling window system Aspect House Hamble Lane Hamble-Le-Rice Southampton SO31 4NH

SITE VISIT DATE – 28/03/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes & site notice

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to replace the existing failing curtain walling system at Aspect House. It will match the existing in terms of its configuration, openings etc but will change in colour from the current blue to a light grey to blend more with the existing building's cladding.
TOPOGRAPHY	Relatively level.
TREES	None
BOUNDARY TREATMENT	Steel palisade fencing and acoustic fencing enclose the site.
SITE CHARACTERISTICS	Aspect House is an extension to the South Point 3 building, providing office space, meeting rooms, and general staff facilities to support Coopervision's manufacturing business.
CHARACTER OF LOCALITY	Industrial area with associated parking areas and landscaping. Residential units to the north of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/13685/041/00	TWO STOREY OFFICE EXTENSION AND NEW CAR PARK FOLLOWING DEMOLITION OF FORMER PETTERS SOCIAL CLUB AND ANCILLARY BUILDINGS	Permitted 1997

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	The Council resolved to leave the decision to the Officers.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Esso	Our client Esso Petroleum Co Ltd, do have apparatus situated near the proposed works. Esso Petroleum Co Ltd have no objections to the proposals so long as the enclosed 'Special Requirements for Safe Working' booklet and the covenants contained in the Deed of Grant are adhered to. We will be making separate contact with the agent.
GPSS	Our client, GPSS, do not have apparatus situated within the vicinity of your proposed works, and as such do not have any further comments to make.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within designated employment zone

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

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 117.E
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM12
Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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 economic growth, helping businesses meet their development needs.

COMMENT ON CONSULTATION RESPONSES

Noted.

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:-

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

"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 and draft policy DM1 of the emerging local plan 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.

Character & appearance

The proposal is essentially to improve the appearance of the building and the functionality of the existing windows. The new colour, light grey, will blend better with the cladding on Aspect House and the surrounding associated buildings. The proposal is therefore considered to have a positive impact.

Residential amenity

There will be no adverse impact on residential amenities due to the nature of the application.

Highway impact

There will be no highway impact due to the nature of the application.

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 approve for the reasons stated above.