MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/77568

DESCRIPTION/ ADDRESS	Alterations to front elevation to include replacement of existing doors Unit 3 National Westminster House Hampshire Corporate Park Templars Way Chandler's Ford Eastleigh SO53 3RY

SITE VISIT DATE	22/12/15			
ARE PLANS ACCURATE?		Yes		
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?		Yes		

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks planning permission for the replacement of the existing lobby area and associated doors with a revolving door and 2 doors on either side. The existing pergola is to be retained.					
SITE AREA	N/A					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No residential					
TOPOGRAPHY						Mixed levels, gently sloping. Building in a slightly elevated position to the car park at the front.
TREES				No trees within the immediate area will be affected		
BOUNDARY TREATMENT		Open Car park area with substantial landscaping and trees.				
SITE CHARACTERISTICS	Large commercial office, within commercial business park. Car parking interspersed with landscaping.					
CHARACTER OF LOCALITY	Commercial business park, with associated roads and landscaping.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16866/010/00	Erection of offices with associated parking and landscaping (Reserved Matters).	Permit 25/02/87
Z/16866/008/00	Approval of reserved matters relating to outline permission under ref. 16866/4 (dated 6.7.85.) for erection of 2 storey offices with associated access road and car parking, thus discharging conditions 3 (a),(c),(d),(e),(g),(i); 4,5,6,7,8,10,11 and 14.	Permit 12/11/85

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16866/005/00	Erection of offices with associated parking, landscaping and access road	Permit 06/06/85
Z/16866/004/00	Outline: Business Park	Permit 06/06/85
Z/16866/003/00	Commercial office development	Permitted 1982.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Existing Employment Site Within an Article 4 Directive area

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

Eastleigh Borough Local Plan Review (2001-2011) saved policy 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

Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

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

POLICY COMMENTARY

assessed with particular regard to street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

	none		

COMMENT ON REPRESENTATIONS RECEIVED

	none		

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable.

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."

MATERIAL CONSIDERATIONS

Principle

The site is located within the urban edge and is bound by residential properties, subject to the consideration of the detailed matters, the principle of development is acceptable.

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.

The proposed alterations to the front entrance of the office block will be in keeping with the existing elevation and will not be out of character with the street scene or commercial setting. It complies with policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance 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 recommendation is to permit