REF. NO. F/15/77258

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension, insertion of 1no. ground floor window to western elevation and alteration to car park layout 14 St Johns Road Hedge End Southampton SO30 4AB

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear extension providing additional office space with kitchenette and entrance lobby. The extension measures 11.7m(w) by 5.9m(d) by 2.9m(h). The proposal will include two reconfigured car parking spaces to replace the three spaces lost to the extension.
SITE AREA	2400m2 (approx)
TOPOGRAPHY	Relatively flat
TREES	One fir tree in neighbouring garden, that should not be impacted by extension. None of the trees are covered by a TPO or of significant amenity value
BOUNDARY TREATMENT	High wall/ hedging along boundary with no.18. Open views across from access.
SITE CHARACTERISTICS	Two storey commercial building fronting St John's Road with large parking area to the rear.
CHARACTER OF LOCALITY	The site is located just outside Hedge End Town Centre, in a transition area where there is a mixture of commercial, community and residential uses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transportation & Engineering	No objection Access to the site is to remain unchanged, and as such there are no issues. Parking is to be reduced from 38 spaces to 37 as outlined in the application pack. Whilst this is unfortunate, there would appear to be ample opportunities for staff (and visitors) to park in the existing car park

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	as no complaints specific to this unit have been recorded. As such, given that the reduction is for a single parking space only, and facilities as planned would generally appear to be for betterment (kitchen and reception area) for existing staff and visitors, rather than to extensively provide space for additional staff, in this specific case the reduction in parking is acceptable. <u>Contributions</u> As with any new or expanded development proposal, an increase in floor space would be anticipated to add to associated multimodal trip rates on the local highway network. Accumulatively with additional development locally, there will undoubtedly be calls for mitigation and improvement measures, and as such transport DC's are requested. In line with the former HCC Transport Contributions Policy, that set out a fair and reasonable calculation method for DC's the request is for £2,752.64 (+ indexation). Details of specific transport schemes that this may be allocated to can be provided upon request.
Parish Council	No objection

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), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (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 & Planning Obligations

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.

COMMENT ON CONSULTATION RESPONSES

Comments are noted

COMMENT ON REPRESENTATIONS RECEIVED

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COMMENT ON REPRESENTATIONS RECEIVED

None

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* 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 *Sustainable Transport*. The applicant has secured the contributions through an appropriate up-front payment.

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.

- The single storey extension is of a simple flat roof design and its features, materials and size respect that of the existing office building. The extension is positioned to the rear of the building with limited views from the public realm and will have no material impact on the mixed character of the locality.
- The single storey extension will be sited along the boundary with 16 St John's Road, which appears to be in a residential use. The extension has a low flat roof with only the top metre being visible over the boundary wall and extending just 1.2m further than the current two storey office building. As such the proposed extension is not considered to materially affect the amount of light or outlook of the neighbouring dwelling, especially when taking to account the impact of the existing office building and boundary wall. The proposal includes two ground floor side windows, but these will be mostly obscured by the existing boundary wall and so will not result in a material level of overlooking into the neighbouring dwelling. No third party objections have been received to the proposal.
- The proposal will be at the rear of the property, extending over three existing car parking spaces. As part of the proposal the car parking next to the building is being reconfigured allowing two new spaces to be created. Whilst this is a reduction in the overall number of spaces, the car park will have 37 remaining spaces which should to be sufficient for the office use. No objection has been raised by the Council's transportation team.
- The extension is positioned within flood zone 2& 3, although the extended office is not a highly

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

flood sensitive use. The extension is position over an existing area of hard standing and so will not result in an increased risk of flooding.

- The proposal is for a small extension to an existing office building and as such is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development even though it falls inside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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

Recommend Permit