REF. NO. F/14/75660

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey side extension Hammerton Garage Marls Road Botley Southampton SO30 2EY

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension with a mono-pitched roof slightly lower than the main building. Extension measures 11.3m(w) by 5m(d) by 4.3m(h) and replaces a smaller porter cabin (approx. 21m2 floor area). The site is used as garage to repair, service and MOT vehicles. The extension will be used as a replacement office and provide additional space to work on and store the vehicles.
SITE AREA	882m2
TOPOGRAPHY	Relatively flat
TREES	None
BOUNDARY TREATMENT	2m high close boarded fence
SITE CHARACTERISTICS	Detached steel frame building at the rear of the site with concrete parking area to front and side. The site is used as a car repair garage and is accessed of Marls Road.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/24466	Erection of single storey workshop	Permit 1980
Z/24466/1	Use of land for the display of cars for sale	Refused 1992

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection	The extension would lead to an expansion of the garage and reduce the space available for onsite for parking. This would lead to additional cars parking on both the highway and verge outside Hammerton Garage and block traffic movement towards Kings Copse Avenue roundabout. There is a recognised parking problem on Marls Road caused by the garage and the Highway Agency are due to implement parking restrictions thus reducing the available parking further.

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SOURCE	SUMMARY OF CONTENT
	In addition there are several errors in the application: • The application states that it is not within 20m of a watercourse, this is incorrect as there is a culvert running under the entrance to the garage. • The biodiversity checklist states that there are no veteran/large trees within 100m of the garage, this is incorrect as there is a large Oak tree within approximately 10 metres of the garage.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection - The proposed finished floor levels should be no lower than existing floor levels and flood proofing measures should be incorporated into the design.
Botley Parish Council	No objection
Transportation & Engineering	No objection The increased building size appears to be for a betterment of facilities rather than generator of space for more work, as this can be carried on outside within the enclosed yard. Additionally the existing portacabin will be removed. For these reasons, no additional trips are anticipated as a result of development, and as such no highway DC's are requested. Recommend condition DO3.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Flood Zone 2 & 3 With 25m River Buffer HCC Mineral Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 30.ES, 59.BE & 43.ES

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

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 & REPRESENTATIONS RECEIVED

- Comments are noted and will be discussed in the assessment section.
- The Environment Agency's condition regarding floor levels cannot be imposed as the extension could include an inspection pit for car servicing. The condition is also not considered necessary as the garage use is also not highly vulnerable to flooding.
- In terms of the Oak Tree, this is a sufficient distance away from the site so as not to be significantly affected by the development and in any case the tree is not protected by a TPO (Tree Preservation Order).

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.

Amount of development

The proposal is to improve the facilities of the existing garage i.e. create a permanent office and cover the MOT/ servicing area. As such the proposal should not lead to an intensification of the garage use and should not generate additional vehicle trips. Therefore the proposal should not lead to an overdevelopment of the site.

Character and Appearance

The size and design of the single storey extension is considered to be in proportion to the building. The extension has a floor area of 56m2 and will replace the portacabin and storage shed at the side of the building. As such the proposed extension is considered an improvement on the existing buildings and is positioned where it will not erode the current on-site parking provision.

Residential Amenity

The site is located within a residential area and to its immediate north are the gardens of a row of dwellings (1 – 5 Marvin Close). The position and size of the single storey extension means it will not be to be visually intrusive, restrict light or increase level of overlooking. The extension also has the advantage of bringing some of the existing noisy activities (such as car servicing and MOT's) within the confines of the building and this should lower the level of disturbance to the neighbouring

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

residential properties.

Flooding

The position of the extension should not directly affect the culvert that runs under the garage's entrance. It is noted that the site is located within flood zones 2 & 3. However, the proposal should not increase the likelihood of flooding as the site is already hard surfaced. It is noted that the applicant intends to level and relay the car parking area, which should improve drainage at the site.

Nature Conservation

Although the site falls inside the designated zone of impact and HRA (Habitat Regulations Assessment) screening is not required due to the size of the extension. The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar).

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