REF. NO. C/10/68061

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Change of use of existing toilet/shower area to café (A3) & elevational alterations Bursledon Bridge Bridge Road Bursledon Southampton SO31 8AZ

SITE VISIT DATE – 21/1/11

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Change of use of existing toilet/ shower area to a café. The café is primarily aimed at berth holders and will be open 7am to 6pm all week serving hot drinks, snack food and breakfasts. The café floor area will be 145m2 and it will be in the south west side of Deacon House. The scheme will involve additional glazing around the café and kitchen areas. The glazing and new toilet/ shower block have been approved under a separate planning permission.
SITE AREA	145m2
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Large detached building which is primarily used as a chandlery.
CHARACTER OF LOCALITY	The building is located within Deacons boatyard.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/08/62604	Construction of single storey toilet block & addition of glazing to existing chandlery building	Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Planning Policy & Design	No objection - The site lies within a boatyard, outside the urban edge, and in a conservation area. The proposal is to convert part of an existing building currently comprising toilets and showers into a café. Replacement toilets and showers were the subject of application 62604. The most relevant policies are:

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	• 59.BE which generally seeks a high quality of design. • 124.E which refers to development in boatyards. It allows a variety of uses associated with the building and repair of boats, and ancillary uses, subject to a number of criteria. The café is arguably ancillary to the boatyard use. The most relevant criterion in this policy is (iii) which requires that development should not conflict with the character of the river and its environs by virtue of the uses proposed, location, layout, scale, design or materials. • 169.LB, which enables alteration of buildings in conservation area subject to a number of criteria relating to their design and impact on the conservation area. The proposal involves only minor alterations to one elevation of the building. No design concerns, but information is needed about the details. It is essential that the details of the window reveals are of the existing cladding system and not a botched job. This is a quality building that needs to retain its crisp image and is a credit to the shore in the conservation area.
Engineering and Transportation	No objection – There are good levels of parking on site and alternative parking options are restricted by TRO's etc in the vicinity so there should not be a potential issue with overspill parking. Additionally, it would be expected that users of this facility would not totally result in additional trips/ visits to the site as many would be on site because of the boatyard uses or simply walkers/ cyclists passing by.
Environmental Health	No objection – recommend conditioning hours of work, no burning and a dust scheme.
River Hamble Harbour Authority	No objection
Environment Agency	No objection
Natural England	The proposal is unlikely to impact protected species and their habitates or the SSSI
Network Rail	No observations to make
Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Countryside Flood Zone 2 & 3 River Corridors Conservation Area Old Bursledon Special Policy Area Boatyard Site

DEVELOPMENT PLAN POLICIES

REF. NO. C/10/68061

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 124.E & 169.LB

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development
PPS 4 - Planning for Sustainable Economic Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Comments are agreed with. Although a condition requiring materials to match should be sufficient to ensure the proposal replicates the high quality materials used in the building. Environmental Health conditions are not necessary as the development involves relatively little construction work.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

None. Engineers have waived the sustainable transport contribution due to the extra information provided by the applicant.

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 124.E covers boatyard and marina sites on the River Hamble, in-order to protect the character of the river and its environs and to safeguard waterside sites for boatyard uses, the Borough Council will permit development associated with boat building, fitting out, maintenance and repair of boats and ancillary uses, provided that it does not:

i. jeopardise the safety and ease of navigation on the river or have a detrimental impact on the regime of the river;
ii. adversely affect a special area of conservation, special protection area, site of special scientific interest, site of importance for nature conservation, nature reserve, or other areas of nature conservation, as shown on the proposals map;
iii. conflict with the character of the river and its environs by virtue of the uses proposed, location, layout, scale, design or materials;
iv. cause a reduction of water quality.

Exceptionally, development or redevelopment may be permitted incorporating a modest amount of floor space not restricted to boat-related uses, where the Council is convinced that such a use is needed to secure the future of a boatyard or marina

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle

The change of use to a café is considered to comply with Policy 124.E in that it will have no significant impact on the river or protected species. At a push the café could be considered ancillary to the boat yard. It will certainly bring in additional income and provide an extra facility benefitting existing site users. The café will serve basic food and drinks and will not require any external equipment such as extraction flues. The building is not near residential properties that could be impacted by noise. The site has sufficient parking, although most customers are likely to be people already using the site. The change of use will not result in the loss of the toilets/ showers as these will be provided in a separate block that has been previously approved.

Character & Appearance

The change of use to a café is considered to comply with Policy 59.BE & 169.LB. The external alterations are relatively minor, inserting new glazing in the building around the café and its kitchen. The glazing replicates the style and high quality materials already used on the building and is therefore considered an acceptable addition to the Deacon House.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSIONS

Recommend Permit