MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/16/78005

DESCRIPTION	Single storey rear extension and new air conditioning unit
ADDRESS	Waitrose Supermarket Oakmount Road Chandler's Ford Eastleigh SO53 2LG

SITE VISIT DATE	31/3/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey rear extension, and one air conditioning unit • The single storey rear extension will located in the service yard and will project 10.5 metres in depth, extend 6.2 metres in width and 2.9 metres in height • The air conditioning unit will be located to the rear
SITE AREA	• 3,829 m2
TOPOGRAPHY	• Relatively flat and level
BOUNDARY TREATMENT	• Open
SITE CHARACTERISTICS	• The application site contains Waitrose supermarket with customer parking at the rear
CHARACTER OF LOCALITY	• The immediate surrounding area is part of Chandler's Ford shopping centre which provides for a number of services

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72099	Installation of external horticultural product display units and covered trolley bay	Granted 9/4/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received
HEH	The application proposes new plant (an additional air conditioning unit) but does not provide any acoustic detail for me to assess and as such I recommend the following condition: EXTERNAL PLANT No external plant or equipment shall be installed or used without the prior written consent of the local Planning Authority. Any external plant designed for use in connection with the building must have provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring premises is protected

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential 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, policy 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'

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

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 with particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None received

PLANNING OBLIGATION/CONSIDERATIONS

NA

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

Impact upon the Character and Appearance

The proposed single storey rear extension is required for storage purposes to store the warehouse cages which are currently stored within the yard, and to help with internal store operations. The facility will allow for a cohesive approach to the stores operation and will stop the existing service yard being cluttered thus improving the overall appearance of the store. The overall scale and mass of the extension would be small scale in comparison to the store overall and the purpose of the facility is supported and as such considered acceptable.

Likewise there is no concern with the proposed air conditioning unit which is characteristic of supermarkets, and its position at the lower level of the flank wall will be inconspicuous and be visually satisfactory.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Environmental Health

The Head of Environmental Health has commented that due to lack of acoustic detail, proper assessment cannot be made and asked for a condition to be attached requiring consent to be sought prior to installation of the air conditioning unit. This application is seeking this but has not provided supporting information which would have been beneficial to ensure adequate sound mitigation measures would be in place. As the air conditioning unit is a common form of equipment for a supermarket and there is no concern overall from the application it is considered in this instance no additional information is required.

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 single storey rear extension, and one air conditioning unit is an acceptable commercial proposal in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan).