CONSERVATION AREA CONSENT REPORT

DESCRIPTION	Retention of entrance door to front replacing service screen (retrospective application)
ADDRESS	69 - 73 Bishopstoke Road, Bishopstoke, Eastleigh, SO50 6LA

SITE VISIT DATE	9/11/16, SN posted 21/10/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	• The application is seeking the retention of a door to the front elevation
SITE AREA	• 700sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	• NA
TOPOGRAPHY	• No noticeable site level changes
TREES	• Yes but none that are tpo'd
BOUNDARY TREATMENT	• The site is open at the front and there is a fence to the side and rear
SITE CHARACTERISTICS	• The site contains a former petrol station, where consent has now been given for a hand car wash • Bishopstoke Road is a B road which is extremely busy • The River Itchen runs alongside the application site • There is a Tesco express to one side and a

THE SITE AND ITS SURROUNDINGS

	flatted development to the other • There is a high number of residential around

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/16/78785	Addition of first floor to provide office accommodation & provision of external stairs	Refused 15/8/2016
C/15/77750	First floor addition to provide office accommodation including provision of external access stairs	Refused 26/2/2016
C/15/76844	Addition of first floor office & roof storage area	Refused 15/9/2015
C/15/75779	Change of use from Petrol Station to Hand Car Wash with 2.3 metre splash barrier and 2.4 metre high acoustic fence	Granted 24/3/2015
C/14/75123	Change of use of petrol station to hand carwash	Withdrawn 2/1/2015
C/14/74743	Change of use from petrol filling station to hand car wash	Refused 4/8/14
Q/14/74147	Conversion of Petrol Filling Station to Hand Car Wash	Planning application required 6/3/2014
F/13/73754	Erection of 3m high fencing and canopy over car wash area	Withdrawn 6/5/2014
X/13/73773	Partial relief of condition 2 of planning permission C/07352/013	Withdrawn 6/5/2014

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/07352/013/00	Erection of car jet wash bay	Granted 15/1/1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 Riverside Court, 75 Bishopstoke Road	Object. It appears the neighbour is objecting as the applicant did not seek permission prior.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish council	No comments received
Environment Agency	No comments received
Conservation officer	No comments received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Adjacent/Within Site of Special Scientific Interest Adjacent/Within Local Nature Reserve Adjacent/Within Site of Nature Conservation Interest Within HRA Screening Area SAC, SPA, RAMSAR-200 metre buffer River Itchen River Corridors 39.ES; 40.ES; Flood zone 2 and 3 HRS Area of High Archaeological Potential – Yellow buffer

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 23NC; 25NC; 32ES; 45ES; 43ES; 59.BE; 169.LB; 170.LB; 171.LB; 172.LB
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014**,** policies DM1; DM4; DM5; DM7; DM9
(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 Guidance: Biodiversity (2009)
Supplementary Planning Document: Environmentally Sustainable Development (2009)
Supplementary Planning Document: Quality Places (2009)
Bishopstoke Conservation Area Appraisal SPD (2010)

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework
National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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

None received

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

PLANNING OBLIGATION/CONSIDERATION

NA

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

> *"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

In addition, Section 72(1) of the Act states:

> *"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

MATERIAL CONSIDERATIONS

Principal, Layout and Impact upon the Character of the Conservation Area

The site is located within the urban edge and is bound by residential properties. Saved 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.

Saved policy 169.LB states; Planning applications for new buildings, and alterations and extensions to existing buildings, within Conservation Areas, will be permitted, provided all the following criteria are met: (i) the proposal preserves or enhances the character or appearance of the Conservation Area or its setting; (ii) any new building or extension does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene; (iii) the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings; (iv) architectural details on buildings of value are retained; (v) with regard to retail premises, a high standard of shop front design and signing, relating sympathetically to the character of the building and the surrounding area, is required;(vi) the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area; and (vii) they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss of amenity is occurring.

The application site is a designated conservation area and as such all proposals should not harm the setting of a conservation area, but should seek to enhance the conservation

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

area. Overall there is no concern with the entrance door, it matches the existing as well as the building itself and the proposal is small enough to not result in undue harm to the conservation area.

Residential Amenity

Owing to the nature of the proposal, there will be no impact upon the amenity of neighbours.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 application is to permit.