DESIGN AND ACCESS STATEMENT

TEXACO HORTON HEATH SERVICE STATION
BOTLEY ROAD
HORTON HEATH
EASTLEIGH
SO50 7DN

ERECTION OF ANCILLARY TIMBER BUILDING IN CONNECTION WITH EXISTING CAR WASH (RETROSPECTIVE)

ON BEHALF OF: MR V YOGANATHAN

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Introduction
This application seeks retrospective permission for the erection of an ancillary timber structure at the side of the Texaco filling station building to be used in connection with the existing car wash business.

Location
The filling station is situated on the eastern side of Botley Road and comprises a petrol forecourt and parking area to the north of the site. There is access through the filling station forecourt to an established industrial estate to the rear of the property, which includes car and van sales. The proposed structure is located on the southern side of the existing shop building and replaces an earlier timber shed, which was used for coal storage.

The structure has a flat roof and will be finished in UPVC vertical cladding to match the rear part of the existing building and the adjoining unit to the rear. The structure is set slightly in from the existing building and so is not prominent in the street scene. The roof is set at a lower level than the existing flat roofed side extension and the main roof gables behind it.



Figure 1: Side elevation set against existing gable wall ends



Figure 2: Rear elevation - structure is set behind existing building

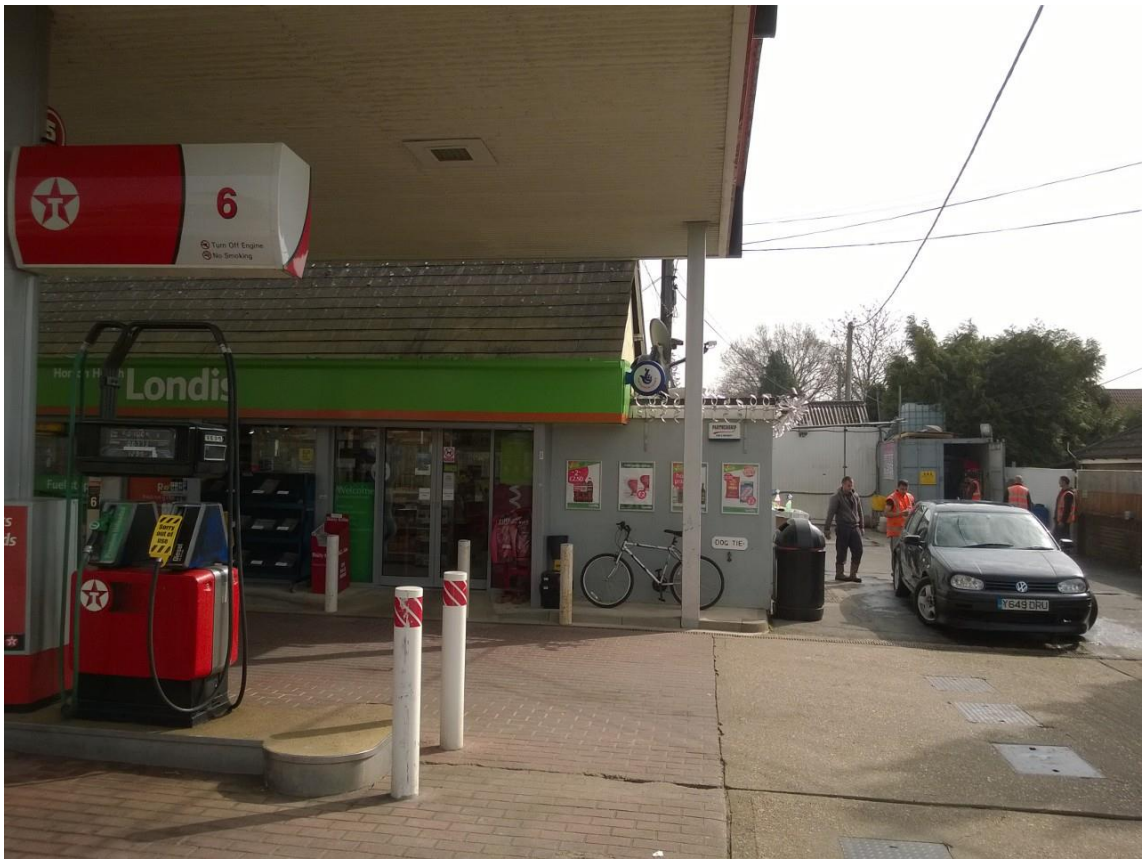


Figure 3: Structure not visible when viewed directly from the front

Planning considerations
The site is an established filling station, which also incorporates a Londis mini-market. The car wash business has been operating from the site for a number of years and all the relevant drainage facilities, including interceptors have previously been installed.

The structure provides shelter for the car wash employees and a store for the materials used in connection with the car wash business. This would be kept in the open without the building, so the structure, once complete, will allow the site to be kept in a tidy condition.



Figure 4: Part cladding on adjoining buildings and industrial units to the rear

Highways
The proposal utilises an existing hard surfaced area to the side of the existing building and will not interrupt the flow of traffic around the site or the current parking arrangements. The proposal is acceptable with regard to parking provision and highway safety.

Effect on amenity of neighbours
The use of the car wash as an ancillary use to the filling station is established and the car wash would continue to operate with or without the building. In this context, the housing of materials and staff must enhance the amenity of the adjoining neighbour rather than detract from it.



Figure 5: side view of adjoining property showing wall and fence screening



Figure 6: Wider side view showing forecourt and buildings to rear

Conclusion

The proposed structure would not adversely affect the visual appearance of the locality, the amenity of neighbouring dwellings or compromise highway safety.