MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/17/80450

DESCRIPTION	Extension of showroom and reconfiguration of car display and customer parking layout
ADDRESS	1 Stoneycroft Rise, Chandler's Ford, Eastleigh, SO53 3YU

SITE VISIT DATE	17/8/2017
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes, SN posted 20/6/17

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the extension of the existing showroom and reconfiguration of car display and customer parking layout •
SITE AREA	• 0.94 hectares
TOPOGRAPHY	• The site sits at an elevated position from the highway
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Low post and rail fence around parking area, at top of grassed bank
SITE CHARACTERISTICS	• The application site contains a two storey BMW car showroom occupying a prominent corner site of Chestnut Avenue roundabout • The showroom also has a body repair area to the rear and a workshop • There is parking which is a mix of customer parking and external car displays to the north and east and car storage to the south and west • A Mini showroom sits within the application site to the west
CHARACTER OF LOCALITY	• Stoneycroft Rise contains three four storey research businesses/offices • To the rear of the site there is Eastleigh household and waste recycling centre

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/77150	Car showroom side extenison with the add retaining wall & compound fence & variatio to planning permission F/05/55718 to allow (amended description)	Permit – 25/11/2015
F/11/68803	Conversion of part of showroom into handover space and construction of new linking corridor.	Permit - 13/05/2011
F/07/59845	Erection of timber post and rail fence along frontage to Mini showroom	Permit – 12/06/07
A/05/55746	Display of 2No. Fascia signs, 4No. Free standing signs, 2No. Directional signs and 6No. Flags all illuminated	Permit – 27/01/06
F/05/55718	Erection of freestanding car showroom, extension of existing car showroom to provide additional display area, erection of new link and cycle store together with associated parking and internal access arrangements	Permit – 27/01/06
A/35313/006/00	Display of non-illuminated banner sign fronting chestnut avenue	Permit – 06/05/03

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Engineers	No comments received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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

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

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
The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The NPPF considers the need to, 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs', a core-principle underpinning decision-making (para.17).

The NPPF 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

NA

COMMENT ON REPRESENTATIONS RECEIVED

NA

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

Principle, Impact upon the Character and Appearance

The site is located within the urban edge and is bound by offices. It is located within a medium accessibility and on a bus route, with relatively good pedestrian and cycle links to nearby facilities. The principle of development is acceptable provided the development is in accordance with development plan policies.

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 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.

The proposal relates to the extension of the showroom to facilitate handover bays and an increased display and customer parking area. The extension is to be sited to the northern elevation facing Stoneycroft Rise at single storey where the space is currently used for parking. The materials and finish of the extension will match the building with white aluminium projecting fascias, white rendered walls and a large glazed floor to ceiling windows. This element of the proposal raises no concerns, the extension would be of such a small scale resulting in a well designed, visually appealing extension which would sit comfortably with the host building.

The second part of the proposal seeks consent for the reconfiguration of the car park which will allow for the additional display of cars as well as additional customer parking. This element of the proposal will be at the Chestnut Avenue and Stoneycroft Rise elevation where the depth of the existing parking is to increase by approximately 0.9 metres by using the existing soft landscaping which is to be widened the parking and allow for additional parking in a diagonal format. This parcel of land is under the ownership of the applicant and has been checked by the Local Planning Authority. This element of the proposal raises no concerns in terms of the impact that would be had upon the visual amenity of the area as it would be no different to the existing.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

There are no residential properties which would be affected by the proposal.

Highway Matters

No comments have been received from the head of Transportation and Engineering, to clarify the level of parking will not reduce, in fact it will increase from 45 spaces to 49 with three still remaining for disabled parking. The proposal will not impact upon the highway network.

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 recommendation is to permit.