MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/17/80440

DESCRIPTION	Amendment to planning permission F/15/77150 to provide ground floor office extension
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 an amendment to planning approval F/15/77150 to provide a ground floor extension • Planning application F/15/77150 was approved and has consent for a two storey side extension, parapets, retaining wall & compound fence & alterations to parking • The two storey side extension would extend 4.5 metres in width, project 8.8 metres in depth and 5.7 metres in height • The parapet would extend 13.6 metres in width and 2.6 metres in height • The retaining wall and compound would be to the south of the site by the additional parking. The wall would at its lowest be 1.2 metres in height and 2.5 metres in height at its tallest, and 73 metres in length. The fence would be 2.4 metres in height and 13.8 metres in length
SITE AREA	• 0.14 hectares
TOPOGRAPHY	• There is an incline on approaching the site and on entering the site it sits slightly lower than the highway
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Low post and rail fence around parking area,
SITE CHARACTERISTICS	• The application site contains single storey MINI showroom • The site is shared with the BMW showroom

THE SITE AND ITS SURROUNDINGS

	• There is parking to the north and south which is a mix of customer parking and external car displays
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
A/17/80449	Display of 3no. floodlit freestanding flag signs, 3no. internally illuminated fascia signs and 3no. 7 metre high internally illuminated totem signs.	To be determined
F/17/50450	Extension of showroom and reconfiguration of car display and customer parking layout	Permit 2017 date to be confirmed
F/15/77150	Car showroom side extenison with the addition of parapets, retaining wall & compound fence & variation of condition 4 relating to planning permission F/05/55718 to allow alterations to parking (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
None	

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 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

NATIONAL PLANNING POLICY GUIDANCE

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Planning permission was granted for two storey side extension, parapets, retaining wall & compound fence & alterations to parking. The two storey side extension was considered to be acceptable albeit at two storey as a result of its small scale nature which would be proportionate to the host building, the extension would facilitate the parapet which will allow for new fascia signs.The purpose of the retaining wall and compound was to aid the display area to the rear of the site as well as to clearly mark out customer parking. 20 additional parking spaces were proposed in the area where the proposed retaining wall is to be erected. The proposed ground floor extension will be for the purpose of an office and will be sited behind the approved two storey storey extension. The extension raises no concern owing to its scale and mass, further to which owing to its siting it would be barely be visible.

Residential Amenity

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

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.