MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/17/80231

DESCRIPTION	Construction of single storey WC block and associated alterations to car park
ADDRESS	West End Parish Centre, Chapel Road, West End, Southampton SO30 3FE

SITE VISIT DATE	4/10/17
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 WC block and associated alterations to car park • The building will extend 3.6 metres at its greatest and 2.4 metres at its shortest and 2.7 metres in height
SITE AREA	• 25m2
TOPOGRAPHY	• Very slight downward slope as entering the car park
TREES	• There are trees around the site but none will be affected
BOUNDARY TREATMENT	• At the entrance the site is gated and open at the back where there is a large park
SITE CHARACTERISTICS	• The application site contains West End Parish centre which has a library and café • At the front elevation there is a large car park with a nursery to the side and large park to the rear • At the side there is a single storey workshop
CHARACTER OF LOCALITY	• The application site is to the north of West End local centre where there are a number of mainly independent shop offering services to the public • The site is within an established residential area

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/15508/000/00	Community Centre and Car Park	Granted 4/10/1974
Z/15508/003/00	Single storey extension	Granted 22/12/1986
Z/15508/004/00	Infilling existing canopied porch area to extend office accommodation	Granted 11/4/1990
Z/15508/005/00	Construction of single storey front extension to provide bar facilities	Granted 15/12/1993
Z/15508/007/00	Construction of clock tower	Granted 13/3/1998
Z/15508/010/00	Construction of front extension and internal alterations to form new library area, resited clubroom, extended front entrance and enlarged store, entrance canopy and alterations to car park to form eight new spaces	Granted 13/7/2001
Z/15508/009/00	Use of parish centre car park for farmers market 12 days per year between the hours of 8am - 2pm	Temporarily approve 26/6/2000
F/04/50608	Construction of single storey front extension	Granted 29/4/2004
Q/17/79785	Erection of public toilet facility	Application would be supported 9/2/2017

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Trees	No comments received
Highways	The proposals involve the construction of a WC block within the existing car parking area of West End Parish Centre. Whilst this removes two vehicle parking spaces, plans demonstrate that these can be relocated within the car park area in a suitable manner. As such, with no change in the overall quantum of parking, and with the new facility not anticipated to generate additional trips to the site, there are no highway concerns in regard to numbers. The revised layout does however result in the end parking space of the row containing the WC block being located hard against landscaping. This will result in the need to step out onto grass, which wont be suitable for all users, and will onwards result in mud formation during wet weather periods. As such, it would be requested that a

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	hardstanding step-out strip is added (as is provided in the current layout) to overcome this issue.
Parish	No objection

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, 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

POLICY COMMENTARY

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

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

The site is located within the urban edge and is bound by residential properties. It is located within a good accessibility area, on a bus route, with relatively good pedestrian and cycle links to nearby facilities.

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.

Layout, Design and Impact upon the Character and Appearance

This application has been submitted following a positive pre-application response. The application site contains West End Parish centre which offers a number of community related facilities including a café and library.

The provision of the WC block is to replace the facility in Asda's car park opposite the site which is now closed for the public. The pre-app proposed the structure to take over three parking spaces which has now reduced in the loss of two parking spaces as the building has been reduced in size, and this raises no concerns. The WC will be placed in front of the workshop away from the entrance and the materials and finish will consist of profiled

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

metal cladding wall, Sedum roof and metal clad door. Overall the proposal raises no concern that it would have undue harm to the surrounding area or in its form and appearance.

Residential Amenity

To assist with assessing the impact of a development on neighbouring properties Supplementary Planning Guidance: Quality Places has been produced which gives guidance on over looking, loss of light, amenity space for new dwellings and refuse storage.

The WC will be contained within the application site and will not affect any residential properties.

Parking

Saved policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision. The head of Transportation and Engineering has not raised any concerns with the proposal as the two parking spaces will be replaced on site but has requested that as the WC will be involve the need to step out onto grass that a hardstanding step-out strip is added. This will be requested.

Crime Prevention

While the pre-app response was positive it was requested that information be submitted about what measures will be put in place to restrict as much as possible damage from anti-social behaviour. The design and access statement states that the building will be lit and protected by lockable doors and the materials owing to their durability will be hard wearing thus restricting damage. This is considered acceptable.

Drainage

The foul sewerage is to be undertaken by using the existing system where there is a soil and vent pipe which runs from the workshop and connect to the main sewer. The disposal of surface water will be undertaken by the rain water pipe and connect to an existing drainage pipe, both which run across the car park. This is considered acceptable.

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.

LOC1, A100, A200, A111, A220, A201, A210, A211, A212, A213, A214, A215