

DELEGATED OFFICER REPORT

Application Ref: F/22/93597

Site Address: SOUTHAMPTON AUDI, BRICKFIELD LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4DP

Case Officer: Rachael Morris

Description: Extension to existing vehicle workshop building

Particular Site Constraints?	Yes ☒	No ☐
- Existing employment - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/29571/000/00 - Outline: retail development – Refuse – Aug 1987 - Z/29571/001/00 - Erection of two storey office block – Permit – Oct 1989 - Z/29571/002/00 - Erection of two storey office fronting brickfield lane and erection of shop with office over fronting Bournemouth Road – Refuse – Jan 1993 - Z/29571/003/00 - Erection of 24 no. Dwellings after demolition of existing buildings – Refuse – Feb 1997 - Z/35278/000/00 - Renewal of planning permission 29571/2 for the erection of a two-storey office with associated car parking – Permit – Oct 1998 - Z/35278/001/00 - Erection of a two-storey office with associated car parking – Permit – Dec 2003 - F/06/56728 - Erection of motor car workshop/valet building with parking and interconnection roadway to adjacent site – Permit – Jun 2006 - F/19/85242 - Retention of Smartshop Repair Paint Booth – Refuse – Jun 2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	63 Hut Farm Place. Objection. latest works have put additional pressure on the traffic around the area and caused a lot of noise. This garage is one of the biggest I have ever seen so the extension is not needed. Flat 8, Atlantic Court, 84 Bournemouth Road. Objection. further light pollution and noise pollution to the residents of Atlantic Court we were promised to do late deliveries and turning of lights off which cease since January but we have still suffered all throughout the summer this year and in past years The company has no consideration to local residents. Scout Hut, Brickfield Lane. Objection. Our young people meet weekday evenings, and we spend as much time as possible outside utilising the open space and garden we have to the rear of our Scout hut. The Audi site sits immediately to our west and is located on land that is uphill of our site. We are therefore concerned that the proposed extension to the building on this site would block the majority of the light and sun that our site currently benefits from in the evenings when our young people meet. Whilst we intend to improve our current building in the near future, we feel it is vital to maintain our outdoor space as this massively benefits our young people. If this proposed extension leaves our garden as a cold, dark and unusable area this would have a negative impact on the Scouting journey of many local young people. 116 Bournemouth Road. Objection. The smart paint booth which appeared next to my back garden one week end 3 years ago was refused planning permission after a 11month fight due to excessive noise and fumes. Moving it inside a building makes no difference it still has to vent the noise and fumes. The residents on this part of Bournemouth Road are trapped between a road which is extremely		

	busy causing poor air quality and a garage at the end of our rear gardens with noise and fumes all hours of the day.
Parish Council:	No Comment
Ecology:	The building may have some potential for nesting birds, so construction should be done outside of nesting bird season (i.e. done between August and February). If this is not possible, then a nesting bird check by a suitably qualified ecologist must be done no more than 24 hours before the start of construction. If any active nests are found, a 5 m buffer must be erected around the nest and remain in place so that the nest is undisturbed, until after the young have fledged and left the nest. Biodiversity enhancement is required. Swift or sparrow nest boxes would be appropriate in this location. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. <u>01/09/2022</u> The swift nest boxes are a good biodiversity enhancement. If the existing surface water drainage capacity is appropriate for the extra volume of water from the roof of the extension, then I have no further concerns <u>03/10/2022</u> I am satisfied that the surface water drainage arrangements will be appropriate. <u>18/10/2022</u>
Tree Officer:	We have no arboricultural objection to the extension of the workshop. While there are trees subject to TPOs on site (blue line), the area is currently hardstanding, and it is unlikely to be detrimental to nearby trees.
Hampshire Highways:	A copy of the 'Entran' produced Transport Statement has been provided by the Case Officer. This has been reviewed, and clearly explains how the proposed workshop extension will function in terms of net trip rates and vehicle parking associated with the proposals. Following this review, it can be confirmed that there is no objection to the application from a highway's perspective.
Environmental Health:	No comments

Site Visit:	Yes ☒	No ☐
Details: 30/08/2022		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S4; and Development Management policies DM1, DM6, DM11, DM13, DM14 and DM15. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM6, DM11, DM13, DM14 and DM15 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- The location of the proposed development is within an existing employment zone. Policy DM15 states that the major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses.

Design and layout

- The design of the extension to existing vehicle workshop building is suited to the host workshop in terms of its form, scale and appearance.
- The proposed workshop extension will be used for wheel refurbishment and repair, as well as an area for re-spray with water-based products.
- The development would not be an overdevelopment of the site as sufficient space is retained for parking and movement around the built form of the site.
- The design and layout respect the character and appearance of the locality.
- The proposed appearance of the workshop extension would be in-keeping to the industrial setting in which the site is located. In addition, it does not create a dominant addition to the workshop where the proposed height is no greater than existing. The same height is maintained even when the site level increases which results in a subservient addition to the main workshop.
- The Highways officer has no objection to the proposal and the access to the site will remain unchanged. In addition, having this facility on site will reduce trips to a neighbouring facility in Portsmouth resulting a more sustainable approach.
- The proposal accords with policy DM15 that supports development and intensification within existing employment zones.

Amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The proposed extension to the workshop would create an area of shadowing to the adjacent outdoor space of the Scout Hut. This area is already significantly shaded by a large oak tree that is within this rear outdoor space. Whilst this is not ideal for the users of this space, it is noted that this is not a habitable space and is only used occasionally for each user for club activities. Therefore, it is not expected that this would create an unacceptable environment for the users of this space to a continuous unacceptable degree as the users would come and go from the space.
- The proposed extension to the workshop with the associated use would not be too dissimilar from the use of the existing workshop. The current use of open-air vehicular storage would generate movement and disturbance and as such the proposed use of the workshop is not expected to create a disturbance not currently experienced and not to an unacceptably worse degree. The adjoining residential properties are well screened and separated by existing boundary treatments including vegetation and high fencing which is considered suitable to shield against any perceived loss of privacy or immediate impact from the use.

Ecology

- The elevations have been revised to incorporate swift nesting boxes on the northwest elevation, and the rainwater from the roof indicated. The gutter on the northwest side of the building is proposed to connect through the extension to the existing down pipe and surface water drain on the southeast access. The existing

down pipe will be increase in size as necessary to accommodate the extra volume of water.

- The Council's ecologist is satisfied with the proposal.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...