

SINGLE STOREY EXTENSION OF EXISTING INDUSTRIAL UNIT



Unit 4
Lake Farm Business Park,
Allington Lane,
Fair Oak,
Eastleigh
SO50 7DD

DESIGN AND ACCESS STATEMENT



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Contents

- 1.0 Introduction**
- 2.0 The Application Site**
- 3.0 The Proposal**
- 4.0 Planning History**
- 5.0 Relevant Policy**
- 6.0 Sustainability**
- 7.0 Whether the adverse impact of granting development would significantly and demonstrably outweigh the benefits**
- 8.0 Highway Safety**
- 9.0 Impact on surrounding area**
- 10.0 Summary**

1 Introduction

- 1.1 This statement describes the proposal to construct a single storey extension to Unit 4 of an existing industrial warehouse unit at Lake Farm Business Park, Allington Lane, Fair Oak, Eastleigh SO50 7DD.
- 1.2 This Design and Access Statement should be read in conjunction with application drawing No's PL100, PL200, PL300 & PL301.
- 1.3 Further information can be provided on request.

2 The Application Site

- 2.1 Lake Farm Business Park comprises a collection of industrial units and is located to the North West of Lake Farmhouse and accessed off the Western side of Allington Lane approximately a mile to the south of the village of Fair Oak.
- 2.2 To the north of the application site, on land elevated above Lake Farm Business Park is land associated with another farm. To the West of the application site is a complex of large barns and associated car parking. To the East is Lake Farm House and farming land and to the South is an established small copse.
- 2.3 The application site has an area of approximately 1.3804 ha.
- 2.4 Unit 4 at Lake Farm Business Park cannot visually be seen from Allington Lane due to the established trees with hedgerows running alongside Allington Lane.
- 2.5 Drawing PL100 shows the application site, adjoining land owned by the applicant and how the land relates to Allington Lane and surrounding properties.
- 2.6 Unit 4 is located to the North West of the site and was constructed in 1992. Construction comprises a steel portal frame clad in profiled metal sheets. The building is divided into 3 units and has a GIA of 988sqm.

3 The proposal

- 3.1 The proposal is to construct a single bay extension to the North of Unit 4 at Lake Farm Business Park to provide additional floorspace that can be rented to private businesses. This would increase the overall building footprint GIA to 1236m².
- 3.2 The extension will run parallel to the existing Western boundary. It is proposed to retain the existing hedgeline along this boundary so the extension will not be visible to the adjoining land owners.

- 3.3 The extension would mirror the height, form, scale and mass of the existing building and be constructed with a steel portal frame clad in profiled metal sheet identical in character, profile, color and appearance. Drawing PL300 details the proposed extension in relation to the existing building.
- 3.4 The tarmac hardstanding would be extended alongside the unit to provide additional car parking and access to the extended unit as well as access to the North for maintenance purposes. It is proposed to plant a hedge along the perimeter of the new parking bays.
- 3.5 The natural landfall across the site along with the established hedgerows create sufficient screening to ensure this extension have no visual impact on the farmhouse, neighboring properties or the street scene along Allington Lane.
- 3.6 No windows are proposed along the West elevation to eliminate issues of overlooking onto the adjoining property.

4 Planning history

- 4.1 Planning consent was granted in 1992 to construct a covered menage with store buildings in 1992.
- 4.2 Planning consent was granted on 09 August 2011 for a retrospective change of use of the existing covered menage to warehouse with car parking and access.

5 Relevant policy

- 5.1 Eastleigh Borough Local Plan 2016-2036, Strategic Policies S1 and S4; and Development Management policies WE1, DM1, DM3, DM6, DM11, DM13, DM14, DM15 & DM18.

6 Sustainability

- 6.1 As part of the design, it is proposed to include additional soft landscape planting to slow surface water run off, provide shade and create habitats / corridors for local biodiversity.
- 6.2 Permeable surfaces and SUDs would form part of the hard landscaping design.
- 6.3 No existing trees or hedgelines will be altered in undertaking this development.
- 6.4 The extension would be heated via an air source heat pump.

7 Whether the adverse impact of granting development would significantly and demonstrably outweigh the benefits

- 7.1 The proposed development would not undermine the visual separation of settlements or have any adverse impact on the character of the landscape and its setting or the biodiversity of the area.
- 7.2 The proposal sits comfortably within its context and imposes no unacceptable impact upon the amenity of its neighbors, nor does it impact appreciably on the character of the property or the surrounding countryside.

Other matters

8 Highway safety

- 8.1 Right of way off Allington Lane will not be obstructed by the development and the impact of additional vehicles on traffic is considered low.
- 8.2 An additional 4No parking bays would be created as a result of the proposal. It is proposed that the previous planning condition is mirrored and that deliveries be restricted to between 08.00 – 18.00 Mondays to Fridays or 08.00 – 13.00 on Saturdays. All lorries that service the application site shall be no larger than twin axle in the interests of highway safety.

9 Impact on the character of the area

- 9.1 We believe the proposal does not impact on the perception of character for the area.
- 9.2 As the proposal exhibits similar spatial characteristics as the existing building, it is considered a natural and normal progression of the fabric of the existing building.
- 9.3 The proposal imposes no adverse impact on the character of the existing building or the surrounding area.

10 Summary

- 10.1 There is no extent local plan policy within which the proposal could be held to conflict.
- 10.2 Planning permission for the development is respectfully requested.