

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application No: X/23/64660

Description: Removal of condition of Condition 6 (restriction on uses of garage other than residential parking) for planning permission F/16/78590

20 Moorgreen Road, West End, Southampton, SO30 3EG

Having seen the objection from #18 Moorgreen Road, in particular the final comment that 'the premise continues to be a business address for of vehicles and materials, which goes against the residential ethos of the area', I fully agree with their objection.

Whereas I have no objection in principle to the conversion of part of a garage into an office for Aura Landscapes, in these days of increased working from home this is a reasonable thing to do, the application has revealed some issues that have still not been sufficiently covered in this, and a previously declined related application. These include:

Use of 20 Moorgreen Road as Business Premises in a Residential Area

It is not sufficiently clear from the application what level of planning approval the applicant currently has to operate their business, in addition to office activities, in a residential area. The current business use involves, as well as the use of the property as an office, the basing of business vehicles, periodic noisy activities (possibly grading of materials or garden waste shredding) and the disposal of waste in bonfires.

The applicant has not sufficiently defined how the use of the garage as an office could further change the business activities at the site and therefore the level of noise and pollution in a residential area.

Changes to Parking and Traffic

20 Moorgreen Road is already used as the business premises of Aura Landscapes. This involves the basing of Aura Landscape plant and vehicles at the property and the occasional use of an adjacent publicly maintained grassed space as a vehicle park. The parking of plant at 20 Moorgreen Road is damaging the concrete bridging over the road's stormwater drainage ditch and the parking on the grassed space has worn away the covering of a drainage pipe connected to the ditch. This in an area of the road that is prone to flooding. In addition, this parking is damaging the grassed space.

The applicant has not sufficiently defined what activities will take place at the office and therefore its effect on parking and traffic.

Status of the works associated with Planning Permission F/16/78590

In the application form for the removal or variation of a condition in response to the question, has the development already stated?, the application states no.

However, the works permitted by the original planning permission F/16/78590 have started. In particular:

The construction of the double garage is complete.

The alterations to the house have started, though the work has stopped some time ago with the plans partially complete.

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Alterations to roof to include hip to gable extension, rear dormer, 3no. roof lights to front, two storey side extension, erection of double garage to front & widening of entrance bridge

Reference number

F/16/78590

Date of decision (date must be pre-application submission)

08/07/2016

Please state the condition number(s) to which this application relates

Condition number(s)

6

Has the development already started?

☐ Yes

☒ No