

DELEGATED OFFICER REPORT

Application Ref: F/23/94540

Site Address: 111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

Case Officer: Alex Webb

Description: External alterations including the installation of new louvers at ground floor to the rear elevation. Reconfiguration of car park.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones Aviation safeguarding Airport Safeguarding Zones Nature Conservation HRA Screening Criteria (River, SAC, SPA, Ramsar) New Forest SAC 13.8km BUFFER		

Planning History?	Yes ☒	No ☐
F/16/77994 - Installation of anti ram-raid bollards to front of store – permitted 11/04/2016 F/15/77642 - Installation of ATM - Permit – 17/02/2016 A/15/77644 - Display of 1no. non illuminated ATM surround sign - Consent to Advert Display – 17/02/2016 A/12/70961 - Display of 2no. externally illuminated fascia signs, 1no. hanging sign, and 2no. wall mounted signs - Consent to Advert Display – 01/08/2012 F/12/70845 Retention of replacement air conditioning units - Permit – 17/08/2012 F/11/69670 - Installation of ATM cash machine - Permit – 17/11/2011 F/07/60724 - Installation of ATM - Permit – 20/09/2007		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment/No Objection		
Pollution	The rear side of the building has existing use for loading area, and this has artificial lighting. There may also be some noise generating plant or equipment fixed to the roof or elsewhere on the building. An enclosed plant room is proposed on the rear side of the building to support the use. We see this could be an acceptable use according to the NPPF because control or attenuation of noise through louvres is a practical solution commonly employed. The existing trolley bays would be replaced by low level parking bays. Our experience is that trolleys can be disturbing as can reversing vehicles if they use an audible movement alarm because of the character of the noise and the time of day. But if the replacement parking spaces are for private cars such for customer use, this could be acceptable use.		

Site Visit:	Yes ☒	No ☐
06/03/2023		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11, DM14, and DM21.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The site is located within the shopping area in the District Centre serving Chandlers Ford. Adjacent to the site (east) is the Fyern Arcade and other retail and financial businesses. To the north there is a community centre and there are residential properties to the south and west. The Half Way Inn public house is on the opposite side of Winchester Road (south east).

The application relates to a medium to large convenience store located within a two storey block. To the front is the retail frontage and main entrance doors, and to the rear is the vehicle access to the store which also encompasses a large car park. The site has an open frontage onto Winchester Road where the street level is flat.

The proposal is for external alterations including the installation of new louvers at ground floor level on the rear (north east) elevation and the reconfiguration of the existing car park to provide additional customer spaces following the removal of existing trolley bays. This would increase the car parking spaces from 35 to 36 overall. Security lights would also be installed to the rear however these are not considered to materially change the appearance of the building.

In terms of noise impact, the new parking spaces would be used by customers they would not be used by larger commercial or HGV vehicles with audible reversing warnings. The parking area is a sufficient distance from residential properties and given the nearest properties are either F2 or Class E use, the impact on amenity would be negligible.

Given the nature of the development the external alterations are not considered to adversely impact upon the appearance of the store, the street scene or the general character of the surrounding area.

The development is considered acceptable and complies with policies DM1, DM11, DM14 and DM21 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Chandlers Ford where the principle of development is acceptable.
- The design of the new louver is suited to the host building in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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 design and layout respects the character and appearance of the locality.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: For the reasons set out above, the application is recommended for planning permission.

Recommendation: **PERMIT** ☒

REFUSE ☐

Comments ...