

22088 Design & Access Statement – Issue 1 (Jun 2023)

Richmond Motor Group

Broad Oak, Botley, Southampton, SO30 2EU

Planning enforcement case reference: ENF/2023/149

Richmond Motor Group have been contacted by Tom Lodwidge, Local Response Officer at Eastleigh Borough Council, on 12th June 2023. RMG were advised that an off-the-shelf outbuilding (which was installed in December 2020 for secure storage within their service yard) does not fall within any form of Permitted Development Rights and therefore requires a Full Retrospective Planning Application in order to be retained within 28 days of the letter. This application has therefore been prepared with the aim of retention of the outbuilding being approved by the Council.

Design

The outbuilding is a proprietary product – an 11' x 13.1' (3.32m x 3.93m) Palram Canopia Yukon Dark Grey Skylight Plastic Shed. This provides 13 sq m of storage space. The apex of the roof is 2.514m high. In terms of materials, the shed has dark grey polycarbonate walls with matching doors, and a polycarbonate skylight roof (which transmits natural light but appears opaque externally).

The shed is used as eco-storage for waste products (such as oily rags, used oil cartons etc), prior to collection from a specialist waste contractor. This waste is held in containers which are sited on bunding, commensurate with the Hazardous Waste Regulations 2005 and amendments.

A manufacturer's photograph of the shed, along with the Officer's photograph showing it in-situ within Richmond's service yard, are shown below:



Access

The positioning and size of the outbuilding means that it does not have any impact on highways, and no changes are proposed to access either to or through the site, for vehicles or pedestrians. Of a total of 154 car parking spaces across the site, 3no. (allocated to workshop/storage) were lost when the outbuilding was erected. This is reflected in the car parking schedule on the accompanying plans.

Conclusion

The outbuilding provides a valuable function to the business and is of a suitable scale and appearance to be in keeping with its surroundings. It is hoped that the Council will grant permission for it to be retained.