

DELEGATED OFFICER REPORT

Application Ref: F/23/94990

Site Address: 67-71 High Street, West End, Southampton, SO30 3DS

Case Officer: Summer Sharpe

Description: Extension under part of existing canopy to increase internal showroom area and new signage.

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Within District Centre - Solent Mitigation & Disturbance Zone - Surface water flooding (south) - Great Crested Newt Green Zone		

Planning History?	Yes ☐	No ☒
Planning App no.	Proposal	Decision
A/12/70721	Display of 3no. Internally illuminated folded aluminium fascia signs, 3no. non-illuminated folded aluminium fascia signs, 1no. Internally illuminated service sign & 1no. Internally illuminated totem & 1no. Non-illuminated totem.	Consent to Display the Advert (May 2012)
F/16/78928	Change of use of part of rear garden of no. 9 Severn Way to provide parking for existing car dealership & erection of single storey extension to workshop building to provide an additional service bay.	Refuse (November 2016)
F/17/81190	Change of use of part of the rear garden of No. 9 Severn Way to provide additional parking for existing car dealership, erection of a single storey extension to workshop building to provide additional service bay and associated drainage works.	Permitted (April 2018)
DC/18/83135	Discharge of conditions 4, 5, 6, 8 and 9 relating to planning application F/17/81190.	Discharged (August 2018)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
EBC Ecology:	There are records of bat roosts near this site and one bat was found within 50m. The DAS by LMD Designs states that the proposal consists of the addition of glazed wall, however the plans show the showroom space will be extended, so this will also require removal of some of the existing walls and construction of new walls. My concern is that if any bats are roosting in the roof they might be disturbed by this work. No information has been provided about the signage, however the old signage on the building may have potential for roosting bats in the areas behind it. A preliminary ecological appraisal will be required to determine whether the building has any potential for roosting bats. Biodiversity enhancements are required and should be recommended in the preliminary ecological appraisal report.		

Policy:
National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), DM1 (General development), DM8 (Pollution), DM11 (Nature Conservation), DM13 (Transport), DM14 (Parking), DM21 (New retail development), and DM22 (Changes of use in retail frontages).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards.

Site Visit	Yes ☐	No ☒
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Assessment:

Site & Surroundings

The application site is located to the north of High Street (B3035), and comprises a part two-storey, part single storey building, currently in use as a car showroom (Viking Kia). The building is set back from the road, allowing for the parking of show vehicles in-front of the building itself. The building also benefits from a canopy which covers further show vehicles. The site is accessed and has associated parking via a road to the east.

The application site falls within a district centre, whereby there are other commercial/ retail usages. There are some residential properties nearby, to the north-west there are residential properties along Lower New Road, to the south-west along Upper New Road and north-east along Severn Way. There are a couple of residential properties along the south of this section of High Street (B3035), there are also community buildings and a Cemetery further east.

Proposal

The application proposes an extension under part of the existing canopy to increase internal showroom area and new signage.

The extension under the canopy would comprise an area of approx. 53m² (5.5m by 9.7m), and would be screened by glazing, to match the existing.

It should be also noted that the signage has not been considered as part of this application, because it would require its own separate advertisement consent and would be assessed against the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Principle

The application site falls within the urban edge, whereby alterations or extensions to buildings in existing and viable uses are considered to be acceptable in principle, however, would be subject to the following considerations.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The proposed extension underneath the existing canopy would be modest, and contained wholly within the existing footprint of the building. This would be finished in materials to match the existing. The proposals would therefore appear as an appropriate addition and would comply with the relevant policies contained within the Local Plan.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The application proposes an extension to the existing showroom, this would however be underneath the existing canopy, and therefore would not extend the building itself. As a result of the nature of the proposals, and the separation distance to the residential neighbouring amenities (south), separated by High Street (B3035), the proposals are not considered to have an adverse impact upon these amenities.

Furthermore, and given the siting within a retail area, there are limited immediate residential amenities, the surroundings comprise other retail/ commercial uses, which would also not be affected by the proposals as a result of their nature and scale.

Highway Safety & Parking

Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) requires that development is or could be well served by public transport, cycling and walking and it includes measures which minimise its impact on the existing highway network. Policy DM14 of the same Plan requires that an appropriate level of car parking be provided in accordance with the Council's adopted standards. The policy provisions are consistent with the requirements of the NPPF and in particular those of paragraphs 107 and 108.

The proposals would result in the extension underneath the existing canopy of the building. This addition would allow more show vehicles to be parked inside, in lieu of under the canopy. The proposals are not considered to result in any loss of parking for either the showroom or visitors, and therefore would be considered acceptable in this regard.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

Due to the nature of the proposals, the Council's Ecologist has been consulted. They noted that there are records of bats within close proximity to the site, and that the proposals could have potential to impact upon and disturb bats/ roosting bats. As a result, the Council's Ecologist requested a preliminary bat roost appraisal to be able to understand the full extent of any potential harm the proposals could cause upon this protected species. The LPA requested that this information be provided, whereby there has been no response from the agent. Without this information the potential harm arising from the proposals is unknown, and would therefore warrant reason for refusal.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

Reason for Refusal:

- 1) Due to there being records of bats close to the site, in the absence of a Preliminary Ecological Appraisal, it is not possible to determine that the development would not have an adverse effect on protected species. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) the Wildlife and Countryside Act 1981 (as amended), and the contents of the National Planning Policy Framework (2023).

Recommendation:

PERMIT ☐

REFUSE ☒