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1203\_L01\_Rev0

Planning Department  
Eastleigh Borough Council  
Eastleigh House  
Upper Market Street  
Eastleigh  
SO50 9YN

Dear Sir/Madam,

**Re: Full Planning Application - Wessex Tyres, Portsmouth Road, Southampton, SO31 8EP**

Please find attached an application for Full Planning Permission for the erection of a Wheel Tracking Unit, administration pod, and alterations to the roof form of the main workshop at Wessex Tyres, Portsmouth Road, Southampton.

This application has been submitted at the insistence of Planning Enforcement Officer John Saunders, following the completion of works pertaining to Planning Application (Approved) F/20/87321 and the subsequent variation to proposals under Planning Application (Approved) X/22/93009.

Works have been completed to the wheel tracking unit. However, it is understood that these have been done so not in accordance with the permissions, with the following key departures:

- Approved Building Width: 9.1m  
As Built Building Width: 8.0m
- Approved Building Depth: 11.8m  
As Built Building Width: 8.0m
- Approved Building Height: 4.53m  
As Built Building Height: 4.71m
- Additional portakabin reception area has been installed in front of Wheel Tracking Unit

The net effect of the 'As Built' proposals has resulted in a smaller footprint building which is located further from neighbouring properties as previously consented, albeit with a ridge line that is circa 180mm higher.

The loss of a parking space through the erection of the reception pod is considered to be negligible, as the service centre works through an appointment only procedure.



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In light of the above, it is contended that the as built condition does not substantively deviate from the approved scheme, and that retrospective planning consent for this element should be awarded.

The remainder of the application seeks to vary the approved roof form from Planning Application F/20/87321 to facilitate additional secure storage and appropriate head height for elevated wheel changes, in addition to an increased building footprint.

Previously approved consultant documentation and studies have been re-supplied to meet the submission criteria for this application, as the submission in this regard is no different from the approved scheme F/20/87321.

We look forward to your consideration of this matter.

Yours faithfully,



**Ranjeet Shahi**  
Architect  
For and on behalf of R S Studio