

DELEGATED OFFICER REPORT:**Application Ref:** F/24/98322**Site Address:** WESSEX TYRES, PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8EP**Case Officer:** Clare Martin**Description:** Retention of roof alterations to approved single storey building and replacement roof to existing building (amendment to planning permissions X/22/93009, F/20/87321 & F/18/83146) (part retrospective application)

Particular Site Constraints?	Yes ☐	No ☒
Details:		

Planning History?	Yes ☒	No ☐
- F/17/80979 - Change of use from residential garden (C3) to business use (B1) to form an external storage area (part retrospective application) - Permitted (2017) - F/18/83146 - Construction of single storey building in conjunction with the existing tyre repair and replacement business – Permitted (July 2018) - DM/18/83929 – Application to discharge conditions 4 (method statement), 5 (Noise and vibration report), 7 (site investigation), 8 (verification of remedial work) & 9 (parking and manoeuvring of vehicles). Conditions discharged (2019) - F/20/87321 - Construction of single storey building in conjunction with existing tyre repair and replacement business. Replacement roof to existing building – Permitted (May 2020). - X/22/93009 - Variation of condition 1 (approved drawings) of planning permission F/20/87321 for roof alterations to approved single storey building in conjunction with existing tyre repair and replacement business. Replacement roof to existing building – Permitted (July 2022)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Carried out 11/10/2024		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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 S4; and Development Management policies DM1 and DM11.

Supplementary Planning Documents:

Quality Places

Proposal:

The garage has already been granted planning permission for a single storey unit at the side of the main building, which will provide wheel tracking services and store tyres. The proposal is an amendment to the most recent permission (X/22/93009) for the following changes:

- Increase in height of the curved roof over the single storey unit from 4.53m to 4.71m with addition of front and side facing windows. The buildings footprint has been reduced to 64m² and pulled further away from boundary.
- Addition of canopy and portacabin to the front of the single storey unit and loss of 1no. parking space.

The proposal also includes alterations to the main building roofline (secured under F/20/87321), changing from a dual pitched to a mono-pitched roof. This will result in an increase in eaves height of 0.2m and overall ridge height of 0.35m.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the details complying with the relevant planning policies.

Character and Appearance

Although the mono-pitched design of the main roof is higher than the approved pitched roof, it is not overly noticeable within the street scene given that the site is on lower ground than Providence Hill and is mostly screened by the tree line along the north eastern boundary.

The change in size of the single storey unit is relatively modest and the high level windows provide additional light without increasing levels of overlooking. The design and materials used in the single storey unit, portacabin and front canopy fits in with those used on the main building and the scheme fits in with the Portsmouth Road street scene.

Residential Amenity

The single storey unit has been pulled further off the boundary with the dwellings along Forge Close and the proposed changes will not unacceptably affect their outlook, daylight or privacy.

Car Parking

The proposal will lead to the loss of one on site car parking space, bringing the total number of spaces down to nine (including the two spaces within the wheel tracking building). This is considered acceptable given that the business has been operating by appointment only for some time, which has reduced the demand for overspill parking on the Portsmouth Road. A condition will be re-applied to ensure that the frontage is kept clear for onsite car parking.

Other

- A plant machinery report, noise and vibration report and contaminated land risk assessment have previously been provided for the development and will be secured via condition.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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 Environment 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 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 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...