

Application No: 20/00629/FULL Full Application

Site: 128 Lyndhurst Road, Ashurst, Southampton, SO40 7AS

Proposal: Repairs and alterations to canopy, extension to building; fencing and underground water storage tank

Applicant: Robinwood Development Ltd

Case Officer: Daniel Pape

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP7 Landscape character
SP17 Local distinctiveness
DP18 Design principles
DP44 Redevelopment of existing employment sites
DP45 Extensions to non-residential buildings and uses

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal. Comments:

- disappointment that the refurbishment of such a highly visible site had

been carried out without planning permission and that a more sensitive reworking of the site to fit in with the surrounding area and comply with NFNPA Planning Policies was not achieved

- the development does not comply with DP2 a, b, d, e and f: it is visually intrusive, the cladding on the canopy and the very large plate glass windows are not in keeping with the immediate (residential) area, nor the small shops in the precinct on the opposite side of the road, the lighting is excessively bright, especially at night, and it is clear that the height of the canopy has been raised above the previous level
- contrary to DP18, e, 'ensuring development is contextually appropriate' it occupies a highly visible location within the village and obtrusively stands out within the village streetscape and the surrounding properties
- noise issues from the power washers, which are now stronger in pressure and can be heard clearly by neighbouring properties (contravening DP2, f) and thus causing adverse impacts for those neighbours
- the development does not comply with DP44 and SP43 as the refurbishment constitutes a departure from these two policies in terms of the impact on the locality and neighbouring properties, traffic and inappropriateness of the building within its surrounding area through the chosen scale, design and materials
- it is also noted that the fence erected has been done so outside of the property and on the footpath; it is inappropriately clad and is constitutes a hazard to pedestrians and other traffic as it reduces the visibility of cars leaving the car wash into Ash Road
- the development does not comply with the guidance within the village design statement, namely: it should not impinge on the linear form and character of Ashurst & Colbury; buildings should be constructed of materials which match or complement those currently in use in the nearby area, and the scale, form and mass of any new development should be in keeping with surrounding buildings and be sympathetic to the character, appearance and rural outlook of the village.
- it is noted that the many comments in favour are not concerned in the slightest with planning matters, only with how good a car wash the place provides.

Following re-advertising, the recommendation remained the same.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

- 9.1 Two representations received objecting on the following grounds:
- Obtrusive levels of noise
 - Safety concerns
 - Encroachment of fence
 - Visual appearance
- 9.2 31 representations of support: around half commenting on improved appearance, the remainder commenting on good service.

10. RELEVANT HISTORY

- 10.1 Continued use as hand car wash (07/91926) granted on 24 September 2007.

11. ASSESSMENT

- 11.1 The application site comprises a covered area for the hand washing of cars and an attached office building. The site is visible from the A35 that runs through the centre of the Defined New Forest Village (DNFV) of Ashurst. Recent works have been undertaken, without the benefit of planning consent, including the raising of the canopy roof, an extension to the boundary fence, the addition of an underground waste water tank, a single storey storage area and alterations to fenestration. By way of background, the site was regularised through planning consent 07/91926 for use as a hand car wash, with a condition attached limiting hours of operation between 09:00 to 18:30 Monday to Sunday.
- 11.2 The applicant seeks retrospective consent to regularise the undertaken works. The canopy has been re-clad and the height raised by 20cm. The eastern boundary fence has been extended by 10.6m, at a height of 2.5m, and is constructed of decking material facing outwards with plastic cladding on the inner face. The applicant proposes to reduce the height of this fence extension to 1.4m and utilise timber, which can be agreed through condition.
- 11.3 The use of the hand car wash and its associated hours of use have previously been established, and it is therefore considered that the alterations now retrospectively applied for would not increase the impact of this use. The business is considered a small scale employer within a DNFV, and the alterations would therefore accord with Policy SP42. The main considerations for this application are therefore:
- the appropriateness of the design;
 - the impacts upon the character of the National Park; and
 - the impacts upon neighbour amenity.
- 11.4 The site is located within a DNFV where a car wash or other similar business that serves local residents might be expected to be located. The site is clearly visible from the busy main road and the works to the canopy could be considered to improve the aesthetics of the site to passers by, customers and local residents. The previous canopy was in a state of disrepair and bright yellow in colour. The new canopy is a smarter version, repaired, and a more neutral white colour. The raising of the canopy would not create undue harm and does not appear any more prominent within the street scene. The replacement of the

front office windows are permitted development and the single storey store area is recessed within the corner of the site behind the existing fence and has little impact outside the site.

- 11.5 The fence as built is not located within the boundary of the site. An amended plan has been received to ensure that the existing fence extension would be removed and re-erected within the boundary of the site. The repositioned fence would be of a lower height and would use natural materials to be agreed through condition. Overall, it is considered that the alteration to the canopy and proposed alteration to the fence would accord with Policies DP2 and DP18 as the development would not result in unacceptable adverse impacts upon amenity and would be appropriate in terms of scale, appearance and location.
- 11.6 A number of representations have been received, 31 of which are in support, but only around half commenting on the improvement of the design. Two objections have been received and the Parish Council has also recommended refusal for the application.
- 11.7 The Parish Council and objectors raise a number of points including noise impacts, impacts upon visual amenity and the fence being outside of the boundary of the site. The Parish Council was advised of the change to locate the fence within the red line, however its response remained unchanged. An objection references noise impacts, however the business is regularised for the hours referenced in the objection. The fence would mitigate the noise outside of the site to an extent and assist in the public not being soaked from spray. The visual impacts of the raised canopy, fence design and fence location have been referred to earlier within the report and would be considered acceptable subject to the fence line being moved wholly within the red line of the site.
- 11.8 The application is considered to be policy compliant and permission is recommended to be granted.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 Within six months of the date of this decision the boundary fence shall be demolished and removed from its existing position and relocated and rebuilt in accordance with the position and design shown on drawing numbers 128LY-A-03-001 REV 2 and 128LY-A-06-004 REV 2.

Reason: To ensure development remains wholly within the application site and is of an appropriate design to comply with Policies DP2 and DP18 of the adopted New Forest National Park

Local Plan 2016 - 2036 (August 2019).

- 2 Development shall only be carried out in accordance with:
Drwg Nos: 128LY-A-01-002 REV 2 (SITE PLAN),
128LY-A-01-002 REV 2 (PRE-EXISTING FENCE DETAIL),
128LY-A-03-003 REV 2, 128LY-A-02-001 REV 2,
128LY-A-03-002 REV 2, 128LY-A-06-001 REV 2,
128LY-A-06-003 REV 2, 128LY-A-06-004 REV 2,
128LY-A-03-001 REV 2.

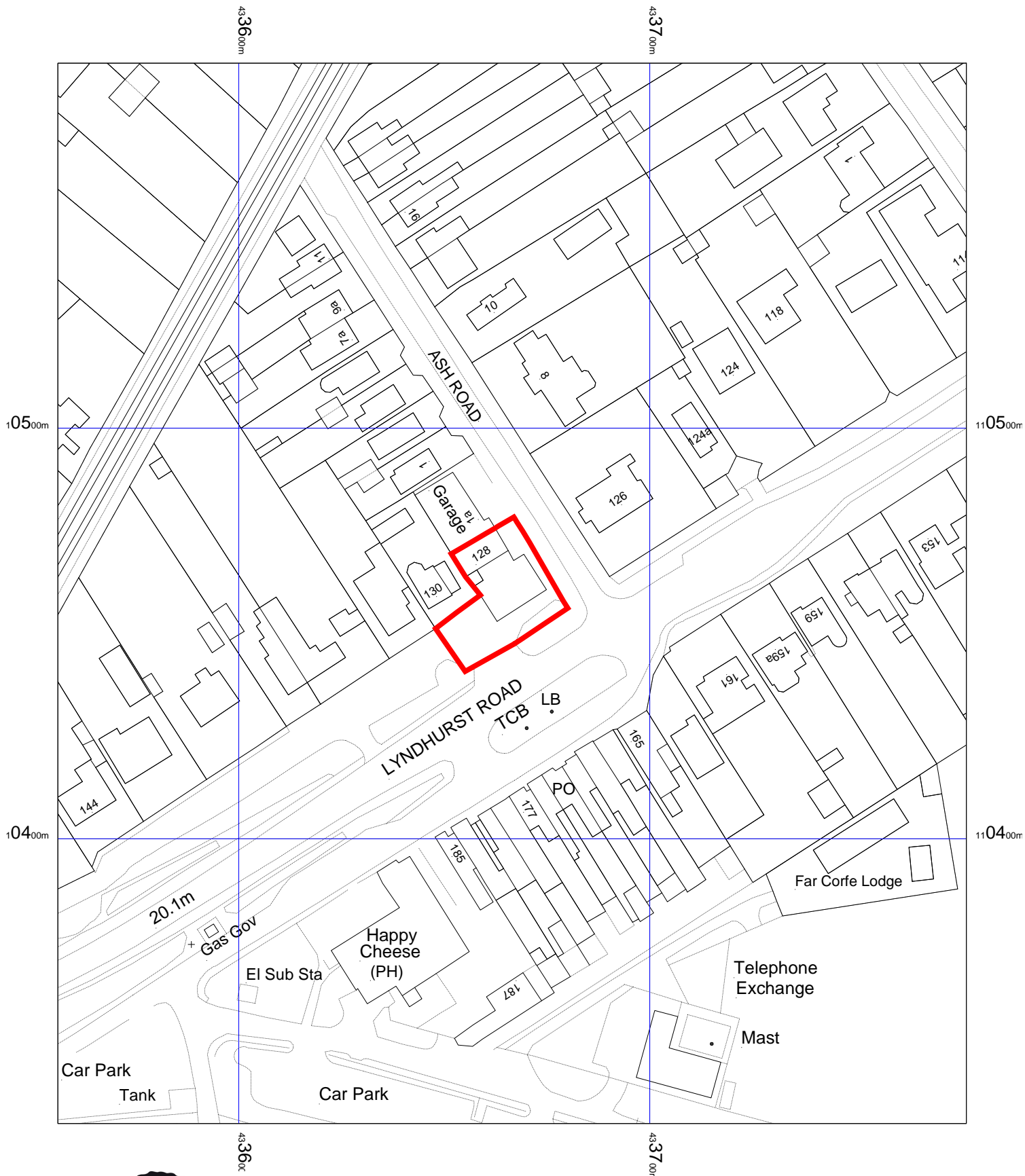
No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 No alterations shall take place above slab level until samples or exact details of the facing and roofing materials, and materials for the fence have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST
NATIONAL PARK

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