

Application No: 21/00872/FULL Full Application

Site: Cadnam Garage, Southampton Road, Cadnam, Southampton, SO40 2NB

Proposal: Roof alterations to facilitate additional first floor space and ground floor equipment; alterations to doors and windows; cladding; render; refurbishment

Applicant: Mr Frost, Cadnam Garage Ltd

Case Officer: Carly Cochrane

Parish: COPYTHORNE

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

DP18 Design principles

DP45 Extensions to non-residential buildings and uses

SP17 Local distinctiveness

SP42 Business and employment development

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend refusal. The proposed building is still too high for its location where neighbouring properties are concerned.

The extent of the proposed changes are significant and do not represent a limited extension allowed under DP45. Given the contents of the letter dated May 13 2021 from HCC Highways in response to the withdrawn application (21/00287) we are very surprised that HCC Highways have not been consulted over this new application. Whilst plans show the operation within the land owned, photos clearly show that vehicles would need to be parked on land owned by HCC Highways, which impacts on safe use of the publicly owned pavement.

8. CONSULTEEES

8.1 Highway Authority (HCC): No response received

9. REPRESENTATIONS

9.1 Two letters of representation have been received, in objection to the application. The main concerns raised are summarised as follows:

- No changes made since the previous application apart from the omission of the canopy extension.
- Lack of attempt to overcome the issues previous raised by neighbours.
- Development would be dominating and imposing to surrounding properties, resulting in less natural light and loss of enjoyment.

10. RELEVANT HISTORY

10.1 Extension to canopy; roof alterations to facilitate additional first floor space and ground floor equipment; alterations to doors and windows; cladding; render; refurbishment (21/00287) withdrawn on 07 June 2021

10.2 Addition of customer waiting area (01/71123) granted on 26 March 2001

10.3 Erection of forecourt canopy (NFDC/90/44321) granted on 22 March 1990

11. ASSESSMENT

11.1 The application site is located to the northern side of the A336 Southampton Road, on a corner plot with Kennington Lane, which is to the east. There are residential properties immediately to the north and west. The site occupies approximately 0.8 hectares and comprises the main garage building with a canopy and forecourt to the front, and a shed to the rear.

11.2 By way of background, an application was withdrawn earlier this year for a more extensive scheme, which involved the extension of the canopy so that it became attached to the main garage

building as well as the first floor extension of a differing design. The applicant submitted a revised scheme as part of a pre-application enquiry, in order to overcome the previous concerns raised, particularly in relation to the extension of the canopy and height of the ridge. This application seeks planning permission for an extension to the garage building to create a larger first floor space in order to provide a staff room and office, and the required height to allow the existing hydraulic car lifts to be used more efficiently, and external alterations, including the addition of vertical timber cladding and a white painted render. It is noted that the proposal now reflects that submitted at pre-application stage.

11.3 The key issues in this case are:

- Policy DP45 (Extensions to non-residential buildings and uses);
- Design;
- The impact on neighbouring amenity; and
- Highway implications.

11.4 Policy DP45 of the Local Plan sets out that the limited extension of existing non-residential buildings and uses will be permitted where it would not materially increase the level of impact of the activity on the site, and is contained within the existing site boundary. A limited extension is normally considered as one which is capable of being achieved with minimal impact on the overall physical appearance and prominence of the building or site within the landscape and which results in only marginal changes to the nature of the existing use. The proposed extension would result in an increase in useable floorspace of approximately 60 square metres, however, there would be no increase in the overall footprint of the building. The proposal would therefore be contained well within the existing site. The proposed increase in height not only allows for the addition of a staff room and office at first floor, but provides space to add insulation to the building thereby improving working conditions for staff. The proposal would not facilitate any material increase in the use of the site, and whilst the increase in height and change in the materials would be visible within the street scene, it is not considered that the resultant appearance would be overly prominent or dominant in comparison to the existing building.

11.5 This section of Southampton Road comprises residential dwellings of a variety of scales and designs; the car park of Cadnam Garden Centre is located immediately across the A336, and there is a further commercial building within close proximity to the east, of Saunders Motor Works Limited. There is also a care home and offices further to the west. There is therefore a mix of uses within the locality. As aforementioned, it is not considered that the proposal would appear unduly prominent. The building would be set back from the highway, and whilst there would be an increase in height and a change in the appearance of the frontage

by virtue of the use of timber cladding and render, this is not considered to result in any significant adverse impact upon the character and appearance of the area.

- 11.6 Objections have been made by the occupiers of the residential properties located to the north (The Brambles) and west (Forest View) in respect of loss of light and the general impact upon amenity due to the increase in height, and this concern has also been raised by the Parish. In terms of the ridge height, this would be increased in total by approximately 500mm, to 5.7 metres. The main change would be the increase in the eaves height upon the rear elevation; an existing single storey element which spans the rear elevation, immediately adjacent to the boundary with the neighbouring property to the north would form part of the first floor extension, and therefore the eaves height would increase by approximately 1.3 metres, to a total of 4 metres. For reference, the ridge and eaves height of the building as submitted as part of the previous application were 7 metres and 3.2 metres respectively. The property of Forest View is located immediately to the west of the application site, and comprises a projecting single storey element which runs parallel to the boundary with Cadnam Garage. There is one small window within the side elevation of Forest View. Whilst the increase in the height of the garage building may be visible from within the property of Forest View, it is not considered that it would result in any significantly harmful impact upon neighbouring amenity. The application site is located directly south of the property of The Brambles, which is oriented perpendicular to the garage building. Therefore, the side elevation of the garage building does not project beyond the rearmost elevation of The Brambles, although the proposal would be prominent when viewed from the side driveway and front garden areas. There are two windows upon the southern side elevation of The Brambles facing the application site, serving primary rooms, however, whilst large, these are secondary windows, and the respective rooms are served by other windows upon the front and rear elevations. Notwithstanding this, it is considered reasonable to suggest that the proposal would result in a change in the levels of direct sunlight experienced at the property by virtue of the increased height and the sites location being due south. The Brambles will already be subject of some overshadowing as a result of the garage building, and whilst this may increase, it is not considered that it would result in a harmful loss of light. The extension would increase the height of the building at the boundary by 1.3 metres and whilst this would be prominent from within the property of The Brambles, it would be set against the backdrop of the rest of the building and therefore it is not considered that the proposal would appear significantly overbearing. There are no concerns with overlooking.
- 11.7 Hampshire Highways were consulted as part of the previous application, and whilst there was no objection to the principle of the proposed development, they made a holding objection on the

basis of:

- The site location plan included highways land within the boundary, which was incorrect
- It was requested that any frontal vehicle parking which was occurring upon highway land was ceased
- It was noted that the existing canopy area already overhangs highway land and it would be required that any new structure be relocated so as to be sited wholly within the application site.

Hampshire Highways have been consulted as part of this application, however no response had been received at the time of writing. The site location plan has been amended, and the proposal no longer involves any alterations to the canopy. As such, it is not anticipated that an objection would be raised.

- 11.8 It is therefore recommended that permission is granted, subject to conditions, as the proposal accords with Policies DP2, DP18, DP45 and SP17 of the adopted Local Plan 2016-2036.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Development shall only be carried out in accordance with

Drawing nos:1590/P/10B, 1590/P/11B, 1590/P/12B.

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 development shall take place above slab level until samples or exact details of the facing and roofing materials 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).

- 4 No first floor windows shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

Informative(s):

- 1 It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required in accordance with the Party Wall Act or other legislation.
- 2 It is noted that the site over spills and encroaches onto Highway land at the front of the site in relation to vehicle parking spaces. All vehicles associated with the site should be located within the site, in the interests of highway safety.

