

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 27 September 2011
Planning Application Report of the Planning and Development Manager

Application address: Unit 10 Stanton Industrial Estate Stanton Road SO15 4JA			
Proposed development: Single storey rear extension facing Mill Road.			
Application number	11/01199/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	08.09.2011	Ward	Millbrook
Reason for Panel Referral:	Referred by Cllr Moulton and Cllr Wells	Ward Councillors	Cllr Wells Cllr Furnell Cllr Thorpe

Applicant: Inprint	Agent: George Tutte And Associates
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Recommendation Summary	Conditionally approve
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including the affect which the proposal will have on the economic viability of the site, the potential for employment to continue at the site have been taken into account. Impact to the character of the area, parking, and neighbouring amenity have been considered and are not judged to have sufficient weight to justify a refusal of the application. Where applicable conditions have been applied in order to satisfy these matters. The proposal, however, is not considered to be a significant departure from the Local Plan's allocation of the site for housing, as the proposal is a modest scale extension to an existing B2 use and therefore will not compromise the future development potential of the site to residential. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and Policy CS6 and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally approve

1.0 The site and its context

- 1.1 The proposal site lies within the Stanton Road Industrial Estate. The main access to the site is achieved from Stanton Road. However the site can also be accessed by staff through unit 10 from Mill Road. Both Mill Road and Stanton Road are predominantly residential streets as are other streets that surround the Industrial Estate.
- 1.2 Where the single storey extension is proposed there are residential properties close by. Number 6 Mill Road neighbours the site and 1, 1a, 3 and 5 Mill Road are opposite. The surrounding industrial uses are within the B1(b), B1(c) and B2 use classes. The application site is currently operating within the B2 use class.
- 1.3 There are no parking permit zones identified within the surrounding streets.
- 1.4 To the rear of the industrial unit there is adequate space for the parking of five vehicles which can be accessed from Mill Road. Within the internal court yard, which serves approximately 6 units, there is the opportunity to park approximately 20 vehicles depending on external storage requirements of those units.
- 1.5 Within the rear elevation of the Industrial Unit (Number 10) there is a pedestrian entrance and also a set of double doors which facilitate the loading and unloading of vehicles, albeit deliveries of raw materials and the dispatch of finished product is generally via Stanton Road owing to the weight of materials and the lack of a licence to operate a fork lift truck in Mill Road. The firm currently operates in two shifts during the day – 06.00-14.00 and 14.00-22.00 hours.

2.0 Proposal

- 2.1 The application unit is currently operated by 'In Print' who also operate out of unit 4. The proposal aims to replace four of the five parking spaces to the rear with a single storey rear extension of modest scale (5.5m projection x 9.9m wide floor area and 5m above pavement level). There will be a minimal setback from the back edge of the pavement. 3 x rendered panels will be set into the brick elevation fronting Mill Road.
- 2.2 One parking space would be retained to Mill Road. Between that and the extension there would be a 0.9m gap, leading to a stepped pedestrian fire escape door and past a set of double doors in the western flank of the extension. These doors have been incorporated to allow the delivery and removal of plant from the building and there is no intention to take deliveries through those doors, nor to dispatch finished goods from them either.
- 2.3 The extension would enable a laser printing machine to be relocated within the extension to facilitate more efficient internal arrangements and accommodate a cutting machine to be operated alongside the laser printer, which produces large banners.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of

Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.

- 3.2 The site is designated for housing on the Proposals Map to the adopted Local Plan Review by Policy H1. The proposal, however, is not considered to be a significant departure from the Local Plan meriting statutory advertising, as the proposal is a modest scale extension to an existing B2 use and therefore will not compromise the future development potential of the site to residential.
- 3.3 The policies of the South East Plan, Southampton's Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

4.0 Relevant Planning History

- 4.1 Prior to 1975 our records illustrate that all, or at least most of, the industrial estate was occupied by a Carpet factory.
- 4.2 The Local Planning Authority do not hold any specific information with regard to the individual site however it should be noted that planning permission would not have been required for the conversion of a carpet factory to printing works.

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners and erecting a site notice (28/07/2011). At the time of writing the report 9 representations have been received from surrounding residents (including 3 councillors).

Summary of Comments:

- Parking [residents' parking spaces (on-street) being occupied by employees].
- Noise.
- Door opening onto the pavement.
- Loading from pavement.
- Overlooking.
- Overshadowing.
- Loss of light.
- Overdevelopment of the site.

The above comments raised by objectors are addressed below in section 6.

- 5.2 **SCC Highways** - Cars not to overhang the highway during deliveries.
- 5.3 **SCC Environmental Health (Pollution & Safety)** - No objection.
- 5.4 **SCC Planning Policy Team** – No Objection.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- Principle of Development.
- Business expansion during economic recession
- Impact on parking and highway safety.
- Impact on residential amenity.

6.2 Principle of Development

6.2.1 The scale of the proposal is insignificant in comparison with the scale of the Industrial Estate and as such the development proposal would not compromise the ability of the site to be redeveloped in the future to provide housing in accordance with the designation within the local Plan. The local plan designation does not prevent the determination of the scheme on account of being contrary to policy.

6.2.2 The business operating out of unit 10 (In-print) has approximately 24 employees. The development would enable the layout of the industrial unit to change so that the site can be used more efficiently and the Council is supportive of encouraging businesses, subject to other considerations (considered below).

6.3 Impact on parking and highway safety.

6.3.1 The proposal will result in the loss of four parking spaces to the rear therefore there is the potential for up to four vehicles to need to be accommodated elsewhere as a consequence of the development.

6.3.2 The Local Planning Authority have no policies with the Local Plan Review or Core Strategy which prevent the loss of car parking spaces for such a site. Parking in the surrounding streets is not managed by parking permit zones giving an indication that parking is not a serious problem in the area.

6.3.3 The additional parking which may need to be accommodated elsewhere will be four extra vehicles being parked in nearby streets and while it is accepted this may cause a little inconvenience for some residents nearby, this is a small increase in the number of cars parked in nearby streets during the day.

6.3.4 The Highways Officer is satisfied that harmful overspill of parking into the surrounding streets will not occur. As such it can be concluded that significant nuisance to neighbours not being able to park close to their homes will not occur and in addition the potential of four additional cars being parked on surrounding streets will not adversely affect highways safety.

6.3.5 The applicant receives deliveries via the common courtyard leading to Stanton Street. Whereas double doors are to be re-provided in the western flank in view of No. 6 Mill Road, this is to facilitate the delivery of new machinery and the applicant is happy to entertain a condition preventing the delivery of raw materials and the dispatch of finished product from the new doors. This will safeguard the amenities and outlook of neighbours.

6.4 Impact on residential amenity.

6.4.1 The scale of the development is acceptable and harm to neighbours in terms of visual amenity, increased overshadowing or loss of outlook are not foreseen. It is noted that the 45 degree outlook from habitable room windows serving number 6 Stanton Road will not be affected by the proposal.

6.4.2 The scale, mass and bulk of the extension are acceptable and the proposals are not considered to be an overdevelopment of the site.

6.4.3 The operational hours of the business are not restricted at present by planning conditions.

7.0 Conclusion

7.1 No significant harm is identified arising from these modest proposals which will allow a business contributing to the local economy to remain competitive and operate more efficiently.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1a, 1b, 1c, 1d, 2b, 2d, 2e, 4f, 4l, 6c, 7a, 7f, 7y,

MP3 for 27/09/11 PROW Panel

PLANNING CONDITIONS

CONDITIONS for 11/01199/FUL

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Materials to match [Performance Condition]

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

03. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

04. APPROVAL CONDITION, Keep doors closed - [Performance Condition].

All work within the extension hereby approved shall only be undertaken whilst all doors and windows on the south and west elevations of the extension are closed unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To limit noise breakout and protect the amenities of occupiers of nearby residential properties.

05. APPROVAL CONDITION - Servicing restriction [Performance Condition].

All finished goods and all deliveries of raw materials shall be via Stanton Road. At no time shall raw materials be delivered, nor goods be dispatched via the double doors in the west elevation of the extension hereby approved.

REASON:

To limit the disturbance caused to nearby residents, especially occupiers of No. 6 Mill Road.

06. APPROVAL CONDITION, Vehicles not to overhang pavement - [Performance Condition].

No vehicles (whether parking on site or delivering equipment associated with the business) shall park so as to overhang the pavement/encroach onto or overhang the public highway at any time

Reason:

In the interests of highway safety

POLICY CONTEXT

Core Strategy - (January 2010)

CS6 Economic Growth
CS13 Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development
SDP7 Urban Design Context
SDP9 Scale, Massing & Appearance

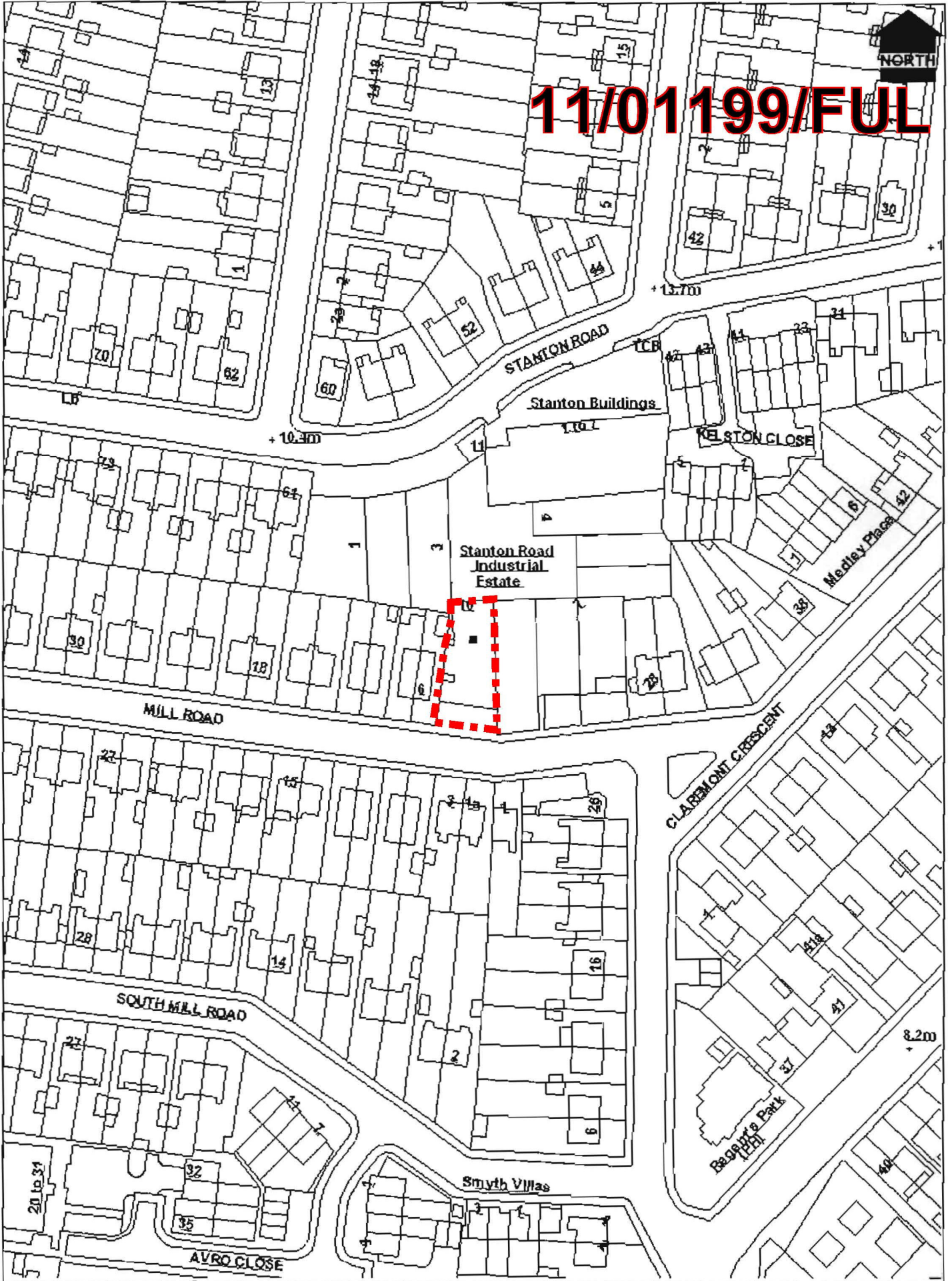
Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)
PPS4 Planning Policy Statement 4: Planning for Sustainable Economic Growth
(December 2009)
PPG24 Planning and Noise (October 1994)

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Scale : 1:1250

Date 15 September 2011

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