

PLANNING COMMITTEE MEETING



**Monday 24th September 2018 at 7.00pm
at Roy Underdown Pavillion, Baron Road, Hamble**

AGENDA

- 1. Welcome**
 - a. Apologies for absence
 - b. Declaration of interest and approved dispensations
 - c. To approve minutes
- 2. Public Session**
- 3. Satchell Lane Appeal**
- 4. Hamble Lane Consultation**
- 5. Neighbourhood Plan (Verbal Update)**

APPLICATIONS WITHIN HAMBLE PARISH

- 6. TRAFFIC ORDER**
Coach Road
Insert into The Borough of Eastleigh (Bursledon, Hound and HAMBLE) Consolidation Order 2012 new waiting restrictions, by amending existing restrictions as detailed below:
 - a. 'No Waiting at Any Time' restrictions in Coach Road, HAMBLE revoked and amended as shown below.
 - b. Implement time restrictions within the new layby on Coach Road**Consultation Ends: 29/09/2018**
- 7. F/18/83873**
PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE
Two storey replacement building.
Consultation Ends: 28/09/2018
- 8. F/18/83901**
PORT HAMBLE MARINA, SATCHELL LANE, HAMBLE
Retention of storage shed for a further 3 years.
Consultation Ends: 02/10/2018
- 9. A/18/83937**
CREEK COTTAGE, 58 SATCHELL LANE, HAMBLE, SOUTHAMPTON, SO31 4HL

Erect non-illuminated hoarding sign (Retrospective).

Consultation Ends: 07/10/2018

10. A/18/83862

HAMBLE POINT MARINA, SCHOOL LANE, HAMBLE, SOUTHAMPTON, SO31 4JD

Display of 1no. non-illuminated freestanding sign.

Consultation Ends: 26/09/2018

APPLICATIONS OUTSIDE HAMBLE PARISH

11. F/18/83881

DEACONS BOATYARD, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AZ

Relocation of existing access bridge to pontoons.

Consultation Ends: 28 Sep 2018

DECISIONS

12. F/18/83196

7 GRANTHAM AVENUE, HAMBLE, SOUTHAMPTON, SO31 4JX

Construction of attached three-bedroom dwelling with ancillary parking and amenity space.

DECISION: 11 Jul 2018 - Refuse Planning Permission (Delegated Decision)

13. L/18/83137

KING AND QUEEN, HIGH STREET, HAMBLE, SOUTHAMPTON, SO31 4HA

Erection of three timber pergolas with retractable covers, groundworks and landscaping to existing front forecourt.

DECISION: 10 Jul 2018 - Grant Listed Building Consent (Delegated Decision)

14. F/18/83051

KING AND QUEEN, HIGH STREET, HAMBLE, SOUTHAMPTON, SO31 4HA

Erection of three timber pergolas with retractable covers, groundworks and landscaping to existing front forecourt.

DECISION: 10 Jul 2018 - Permit (Delegated Decision)

15. F/18/82639

RIVERSIDE CARAVAN PARK, SATCHELL LANE, HAMBLE, SOUTHAMPTON, SO31 4HR

Change of use of land to residential caravan park.

DECISION: 12 Jul 2018 - Permit (Local Area Committee)

16. H/18/83078

6 OYSTER QUAY, HIGH STREET, HAMBLE, SOUTHAMPTON, SO31 4BQ

Extension to an existing balcony.

DECISION: 16 Jul 2018 - Permit (Delegated Decision)

17. H/18/83201

76 ASTRAL GARDENS, HAMBLE, SOUTHAMPTON, SO31 4RY

TWO STOREY AND SINGLE STOREY REAR EXTENSION

DECISION: 25 Jul 2018 - Refuse Planning Permission (Delegated Decision)

18. **A/18/83052**

Port Hamble Marina, HAMBLE, SO31 4HH

Free standing advertising panel.

DECISION: 24 Jul 2018 - Consent To The Advert Display (Delegated Decision)

19. **H/18/83367**

54 ASTRAL GARDENS, HAMBLE, SOUTHAMPTON, SO31 4RY

Single storey rear and side extension.

DECISION: 2 Aug 2018 - Permit (Delegated Decision)

20. **H/18/83364**

12 FRY CLOSE, HAMBLE, SOUTHAMPTON, SO31 4PF

Proposed single storey front extension, garage conversion, alterations to existing garage roof, alterations to fenestration, external flue, and detached summer house to rear.

DECISION: 2 Aug 2018 - Permit (Delegated Decision)

21. **L/18/82982**

POLICE Training Centre, Royal Victoria Country Park, Netley Abbey, SO31 4TS

Listed Building Consent: Provision of memorial garden.

DECISION: 9 Aug 2018 - Grant Listed Building Consent (Delegated Decision)

22. **F/18/82889**

POLICE Training Centre, Royal Victoria Country Park, Netley Abbey, SO31 4TS

Listed Building Consent: Provision of memorial garden.

DECISION: 9 Aug 2018 - Grant Listed Building Consent (Delegated Decision)

23. **H/18/83503**

SPROCMAR, HAMBLE LANE, HAMBLE, SOUTHAMPTON, SO31 4HT

Two-storey rear extension and removal of existing chimney.

DECISION: 14 Aug 2018 - Permit (Delegated Decision)

24. **F/18/83602**

South Point 2, Ensign Way, HAMBLE, SO31 4RF

Insert windows at first floor level on northwest elevation of building.

DECISION: 22 Aug 2018 - Permit (Delegated Decision)

25. **H/18/83169**

34 OLD PRIORY CLOSE, HAMBLE, SOUTHAMPTON, SO31 4QP

First floor garage extension, addition of side facing dormers (amended description).

DECISION: 4 Sep 2018 - Refuse Planning Permission (Delegated Decision)

26. **H/18/83595**

37 SATCHELL LANE, HAMBLE, SOUTHAMPTON, SO31 4HF

Two storey rear extension.

DECISION: 3 Sep 2018 - Permit (Delegated Decision)

Exempt Business - To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 in respect of the following items of business on the grounds that it is likely to involve the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

27. Enforcement Cases

Dated:

19.09.18

Signed:

A handwritten signature in blue ink, appearing to read 'Amanda Jobling', written over a horizontal line.

Amanda Jobling,
Clerk to Hamble Parish Council

HAMBLE-LE-RICE PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY, 23RD JULY 2018 AT THE ROY UNDERDOWN PAVILION, COLLEGE PLAYING FIELDS, BARON ROAD, HAMBLE-LE-RICE AT 7.00 PM

PRESENT:

Cllr I Underdown (Chair)
Cllr D Rolfe
Cllr A Thompson

In Attendance

Mrs A Jobling – Clerk to the Council
Mrs J Symes – Assistant Clerk to the Council
Mrs J Panakis – Minutes Secretary

Welcome

94/7/18 Cllr Underdown welcomed all present to the meeting.

Apologies for Absence

95/7/18 Apologies had been received from Cllr Dajka, Cllr James, Cllr Ryan and Cllr Woodall.

Declaration of Interest

96/7/18 None of the members present had a declaration of interest to make in regard to the agenda.

Minutes of the Planning Committee held on 25th June 2018 and Exempt Business of the Planning Committee held on 25th June 2018

97/7/18 Cllr Underdown proposed, Cllr Thompson seconded, all agreed, and **IT WAS RESOLVED** that the minutes of the above meetings be accepted as a true record. The Minutes were then signed by the Chairman.

Public Session

98/7/18 No members of the public were present at the meeting.

Development of Sites within Hamble Parish

99/7/18 GE Aviation Update The Clerk reported that a meeting had taken place with Cushman and Wakefield consultants acting on behalf of GE Aviation to discuss the Roy Underdown Pavilion and College Playing Fields in relation to the relocation of Folland Cricket Club. A package of measures were outlined which would bring the facilities up to a standard that would avoid an objection from Sport England (Hampshire Cricket Club and English Cricket Board). As part of the meeting they were asked to clarify whether the package of measures would be set aside and not included as part of the developers contributions that would arise from the site. Confirmation on this would follow.

100/7/18 Cemex Site When the site was allocated in the Waster and Minerals Plan a range of studies were commissioned by local people and groups. This evidence base is still there and the Clerk has been asked whether the Council would wish to refer to it prior to the application being submitted. The idea was welcomed and the Clerk would follow it up.

CLERK

Signed: _____

Date: _____

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Policy

101/7/18 Neighbourhood Plan Following the recent session on Neighbourhood Planning it was agreed to discuss the matter further at the September Council meeting. Members felt it was informative and helpful.

102/7/18 Traffic Survey Following discussion with HCC it was agreed to discuss a contract with their commercial services team at HCC to assist with a local traffic survey using the £10,000 earmarked by Council at its July meeting.

CLERK

103/7/18 Parish Council's Response to Pre Submission Local Plan A partial response had been drafted and members had been sent a link to view/comment on it. Further work was scheduled before the deadline. It was agreed that a meeting would take place with Cllr Underdown and Thompson prior to submission.

CLERK

104/7/18 Terms of Reference for the Footpaths and Cycleways Group It was agreed that the Terms of Reference would be altered as follows: "**Membership** The Working Group will normally comprise of 3 members, which could be more if desired and are usually appointed at the Annual Council Meeting." This document would be taken to the next Full Council Meeting for their approval.

CLERK

Applications from within Hamble Parish

105/7/18 H/18/83503 Sprocmar, Hamble Lane, Hamble-Le-Rice, Southampton SO31 4HT. Two storey rear extension and removal of existing chimney. Cllr Thompson proposed, Cllr Rolfe seconded, and IT WAS RESOLVED that the Planning Committee had no objections to this application.

CLERK.

Applications Outside Hamble Parish

106/7/18 L/18/82982 Police Training Centre, Royal Victoria County Park, Netley Abbey, Southampton SO31 4TS. Listed Building consent: provision of memorial garden. Cllr Rolfe proposed, Cllr Thompson seconded, and IT WAS RESOLVED that the Planning Committee had no objections to the application, however, that any planting of hedges and bulbs in the memorial garden was confined to native species only.

CLERK

107/7/18 Exempt Business To consider passing a resolution under Section 100A (4) of the Local Government Act 1972 in respect of the following items of business on the grounds that it is likely to involve the disclosure of exempt information as defined in paragraph 3 or Part 1, of Schedule 12A of the Act. The Schedule 12A categories have been amended and are now subject to the public interest test, in accordance with the Freedom of Information Act 2000. This came into effect on 1st March 2006. It is considered that the following items are exempt from disclosure that the public interest in not disclosing the information outweighs the public interest in disclosing the information.

Cllr Rolfe proposed, Cllr Thompson seconded, and IT WAS RESOLVED that in view of the confidential nature of the business to be discussed the public and press be excluded.

Notes from the Meeting with Residents of Kingfisher Close
Enforcement Cases

The meeting closed at 7.40 pm.

Signed: _____

Date: _____

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Eastleigh Borough Council

Coach Road Hamble - Proposed No At Any Time Waiting at Restrictions amended for new layby

Statement of Reasons

The existing parking restriction in Coach Road is to be amended to accommodate the new layby recently constructed. This requires rewording the existing restriction to revoke a section of the double yellow line and to restrict waiting within the layby to 30minutes waiting with no return for 2 hours between 8am and 6pm all days including bank holidays and weekends.

THE BOROUGH OF EASTLEIGH (Bursledon, Hamble-Le-Rice And Hound)
(AMENDMENT NO. 7) ORDER 2018

NOTICE IS HEREBY GIVEN that the Eastleigh Borough Council pursuant to arrangements with Hampshire County Council proposes to make the above mentioned Traffic Regulation Order in exercise of the powers of the said County Council under Sections 1, 2, 4 of the Road Traffic Regulation Act 1984 ("the Act") and Part IV of Schedule 9 to the Act, and of all other enabling powers, and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act.

The general effect of the Order will be to:

1. Amend The Borough of Eastleigh (Bursledon, Hamble-Le-Rice And Hound) Consolidation Order 2012, as detailed below:

- a) Amend the 'No Waiting at Any Time' restrictions in Coach Road between Hamble Lane and Grantham Avenue.
- b) Implement time restrictions within the new layby on Coach Road.

A copy of the Order together with all plans showing the roads to which the Order relates and a statement of the Council's reasons for proposing to make the Order may be inspected at Eastleigh House, Upper Market Street, Eastleigh during normal office hours or on the Council's website: www.eastleigh.gov.uk/TRO

Objections to these proposals together with the grounds on which they are made must be sent in writing or via the form on the Council's website to the undersigned by **29 September 2018**. Letters of support will also be received during this time.

DATED: 31st August 2018 (Any enquiries please email engineers@eastleigh.gov.uk)

Ian Austin, Legal Services Manager

ian.austin@eastleigh.gov.uk

PROPOSED PARKING RESTRICTIONS NOTICE



THE BOROUGH OF EASTLEIGH (BURSLEDON HOUND AND HAMBLE-LE-RICE) (AMENDMENT NO. 7) ORDER 2018

NOTICE IS HEREBY GIVEN that the Eastleigh Borough Council pursuant to arrangements made Hampshire County Council proposes to make the above mentioned Traffic Regulation Order in exercise of the powers of the said County Council under Sections 1, 2, 4 of the Road Traffic Regulation Act 1984 ("the Act") and Part IV of Schedule 9 to the Act, and of all other enabling powers, and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act.

The general effect of the Order will be to:

- 1) Insert into The Borough of Eastleigh (Bursledon, Hound and Hamble-Le-Rice) Consolidation Order 2012 new waiting restrictions, by amending existing restrictions as detailed below:
 - a) 'No Waiting at Any Time' restrictions in Coach Road, Hamble-le-Rice revoked and amended as shown below.
 - b) Implement time restrictions within the new layby on Coach Road



A copy of the Order together with all plans showing the roads to which the Order relates and a statement of the Council's reasons for proposing to make the Order may be inspected at Eastleigh House, Upper Market Street, Eastleigh during normal office hours or on the Council's website: www.eastleigh.gov.uk/TRO

Objections to these proposals together with the grounds on which they are made must be sent in writing or via the form on the Council's website to the undersigned by **29th September 2018**. Letters of support will also be received during this time.

DATED: 31 August 2018 (Any enquiries please email engineers@eastleigh.gov.uk)

Ian Austin – Legal Services Manager
Eastleigh House – Upper Market Street – Eastleigh - Hants SO50 9YN

THE BOROUGH OF EASTLEIGH (BURSLEDON, HAMBLE-LE-RICE AND HOUND)

(AMENDMENT NO 7) ORDER 2018.

The Council of the Borough of Eastleigh (hereinafter referred to as "the Council") pursuant to arrangements made with the Hampshire County Council in exercise of the powers of the said County Council under Sections 1, 2 and 4 of the Road Traffic Regulation Act 1984 ("the Act") and Part IV of Schedule 9 to the Act and of all other enabling powers, and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act hereby makes the following Order:-

Commencement and Citation

1. This Order shall come into operation on ***** and may be cited as the "The Borough of Eastleigh (Bursledon, Hamble-Le-Rice and Hound) (Amendment No 7) Order 2018."

Restricted Zone

2. In this Order the Principal Order means The Borough of Eastleigh (Bursledon, Hamble-Le-Rice and Hound) Consolidation Order 2012.

3. The Principal Order is hereby amended as follows:

(a) In the First Schedule (No Waiting at Any Time) item number 11 relating to Coach Road Hamble there shall be inserted:

- | | | | |
|-----|----------------------|--------------|---|
| 11. | Coach Road
Hamble | East
side | From its junction with Hamble Lane to the northern end of the layby (16.7m) and from the southern end of the layby to a point 15m south of its junction with Grantham Avenue. |
|-----|----------------------|--------------|---|

(b) In the 24th Schedule item number 1 relating to Coach Road Hamble there shall be inserted: Between the hours of 8.00am and 6.00pm Parking within the layby shall be restricted to 30 minutes and return prohibited within 2 hours on all days including bank holidays and weekends.

Dated this day of 2018

THE COMMON SEAL of EASTLEIGH)
BOROUGH COUNCIL was hereunto)
affixed in the presence of:-)

Legal Services Manager

DATED _____ 2018

BOROUGH OF EASTLEIGH

THE BOROUGH OF EASTLEIGH
(BURSLEDON, HAMBLE-LE-RICE AND
HOUND) (AMENDMENT NO 7) ORDER
2018.

Ian Austin
Legal Services Manager
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN



If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm.



Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR TIM YETMAN
Last name:	HAMBLE YACHT SERVICES
Company (optional):	PORT HAMBLE MARINA
Unit:	SATCHELL LANE
House name:	HAMBLE-LE-RICE
Address 1:	SO31 4NN
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

2. Agent Name and Address

Title:	
Last name:	
Company (optional):	
Unit:	
House name:	
Address:	
Address:	
Address:	
Town:	
County:	
Country:	
Postcode:	

3. Description of the Proposal

Please describe the proposed development, including any change of use:

**TWO STOREY REPLACEMENT BUILDING FOR THE PURPOSE OF
MARINE INDUSTRY SUPPLIES AND SERVICES ON AN EXISTING
BOATYARD SITE**

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

Reference no. of permission in principle being

relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	House	<input type="text"/>	House	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	HAMBLE YACHT SERVICES				
Address 2:	PORT HAMBLE MARINA				
Address 3:	SATCHELL LANE				
Town:	HAMBLE-LE-RICE				
County:	SO31 4NN				
Postcode (optional):	EASTING 448370				
Description of (must be completed):	NORTHING 10233				

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

MS. CLARE MARTIN

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes

☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes

☐ No

If Yes, please provide details:

7 WHEELED WASTE BINS TO BE PROVIDED FOR THE 7 OFFICE UNITS IN A DESIGNATED AREA

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

If Yes, please provide details:

7 WHEELED RECYCLE WASTE BINS TO BE PROVIDED FOR THE 7 OFFICE UNITS IN A DESIGNATED AREA

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes

☒ No

With respect to the authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	TIMBER CLADDING	SEE DESIGN STATEMENT REF BELOW.	<input type="checkbox"/>	<input type="checkbox"/>
Roof	FELT		<input type="checkbox"/>	<input type="checkbox"/>
Windows	TIMBER		<input type="checkbox"/>	<input type="checkbox"/>
Doors	TIMBER		<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	TARMAC/ GRAVEL		<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

SEE DESIGN AND ACCESS STATEMENT REF 1815/DSOI

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	120	126	6
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces	0	1	1
Cycle spaces	0	28	28
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☒ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

SEE DRAWING NO 1815/03

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

14. Existing Use

Please describe the current use of the site:

THE EXISTING BUILDINGS INCLUDE CURRENT HAMBLE YACHT SERVICES OFFICES AND WORKSHOPS, THE SERVICES PROVIDED INCLUDE RESTORATION, ENGINEERING AND A SPRAY SHOP, MARINE SUPPLY AND SERVICES.

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes ☒ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Social, Affordable or Intermediate Rent							Social, Affordable or Intermediate Rent								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Affordable Home Ownership							Affordable Home Ownership								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Starter Homes							Starter Homes								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d) =								Totals (a + b + c + d) =							
Self Build and Custom Build							Self Build and Custom Build								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d) =								Totals (a + b + c + d) =							
Total proposed residential units (A + B + C + D + E) =								Total existing residential units (F + G + H + I + J) =							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>	252.5	252.5	320	67.5
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light Industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>	0	0	260	260
General Industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>	0	0	60	60
Please Specify	<input type="checkbox"/>				
Total		252.5	252.5	640	387.5

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment**NO EMPLOYMENT DETAILS SUBMITTED**

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening**NO HOURS OF OPENING SUBMITTED**

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

30,427.00sqm.

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

THE REPLACEMENT BUILDING FOR HAMBLE YACHT SERVICES WILL PROVIDE FACILITIES FOR THE PURPOSE OF MARINE INDUSTRY SUPPLIES ALONG WITH STANDARD OFFICE SPACE AND CUSTOMER WELFARE ACCOMMODATION ETC.

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and Industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by

Signed - Applicant:

ct.

Date (DD/MM/YYYY):

0 AUG 2018

CE

Town and Country Planning (Developm

er Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:



The correct fee:



The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):



*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of our knowledge, the information provided is true and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Date (DD/MM/YYYY):

01 AUG 2018

(date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers SEE BELOW.

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Tim Yetman

Director

Hamble Yacht Services Limited

Port Hamble Marina

Hamble

Hampshire SO31 4NN

DESIGN & ACCESS STATEMENT

IN RELATION

TOA

REPLACEMENT BUILDING

FOR

HAMBLE YACHT SERVICES

PORT HAMBLE MARINA SATCHEL LANE

HAMBILE-LE-RICE

HAMPSHIRE SOCIETY ANN



REF 1815/DS01

JULY/AUGUST 2018

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PLANNING HISTORY

PLANNING POLICY

THE PRINCIPLE

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PROPOSED USE

THE PROPOSED BUILDING

MATERIALS

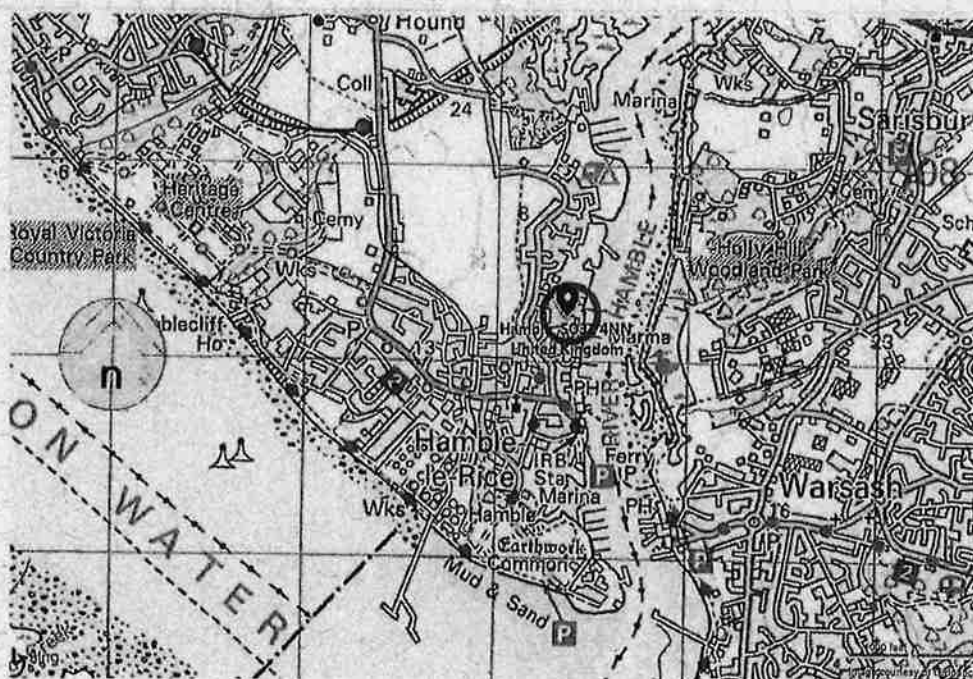
ACCESS

APPENDIXES

DESIGN & ACCESS STATEMENT IN RELATION TO A REPLACEMENT BUILDING FOR HAMBLE YACHT SERVICES PORT HAMBLE MARINA SATCHELL LANE HAMBLE-LE-RICE HAMPSHIRE SO31 4NN

INTRODUCTION

This Design & Access statement is prepared in support of an application to obtain full planning permission for a proposed replacement building for the purpose of marine industry supplies and service accommodation on an existing boatyard site



SITE LOCATION

The boatyard site is located within the Hamble Marina river corridor, which is designated as an existing boatyard, within an area of countryside and flood zone 3.

The existing buildings include current Hamble Yacht Services Offices & Workshops, the services provided include restoration, engineering and a spray shop.

The site is bound on the landward side by predominantly residential units. The eastern boundary comprises the edge of the Hamble river, making it an ideal location for the generation of marine industries including supplies and services

PLANNING HISTORY

Relevant Planning History

Q/15/77530 - Pre-planning Application to erect a new two storey building comprising six individual units for the purpose of marine industry supplies and services accommodation.

The initial feedback dated 04.12.2015 states that "the principle of this type of development is acceptable as set out within 124.E of the adopted Eastleigh Borough Local Plan" It also noted that "the form of the building which represents a row of sailing boats, has produced an interesting and elegant design solution that suits the maritime use of the site".

There was also a meeting held 19th January 2015 to discuss the pre-app enquiry report and the suggestions have been incorporated into the full planning application.

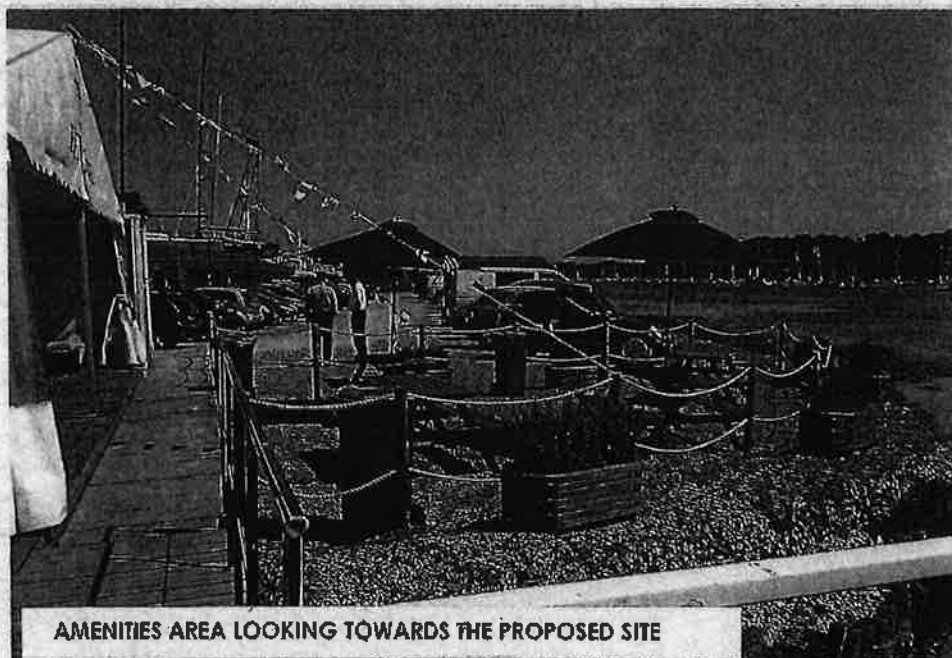
F/07/61578 - 2no. Marine related workshops & spray facility: Permitted 21 April 2008 - conditions recommended then have been incorporated in to this latest scheme

In this process the Head of Countryside and Recreation (nature cons) confirmed that: "The area is below the MHW is SSSI, SAC, SPA & Ramsar. The boatyard is unsuitable for nesting egrets & kingfishers and I do not feel that Kingfishers (a protected bird) would be nesting close enough to be disturbed by increased noise/movement The EA will need to advice on the chemical spray aspects."

Natural England confirmed "the works were unlikely to have a significant effect on SPA/Ramsar/SAC and therefore doesn't need an appropriate assessment. The SSSI is unlikely to be affected.

F/16/78721- TWO STOREY REPLACEMENT BUILDING FOR THE MARINE INDUSTRY SUPPLIES AND SERVICES WITH ASSOCIATED BOAT CAR AND CYCLE STORAGE. Approval granted 04 November 2016

(Copy of the decision notice included as APPENDIX 4.)



A MARINA ACCESS POINT



PLANNING POLICY

This application will be considered against the following:

The National Planning Policy Frameworks, which sets out a presumption in favour of sustainable development (para 49), compromising economic, social and environmental dimensions (para7).

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

Submitted Eastleigh Borough Local Plan 2011-2029 (July 2014) Policies:

Supplementary Planning Documents: Quality Places (2011) & Planning Obligations (2008)

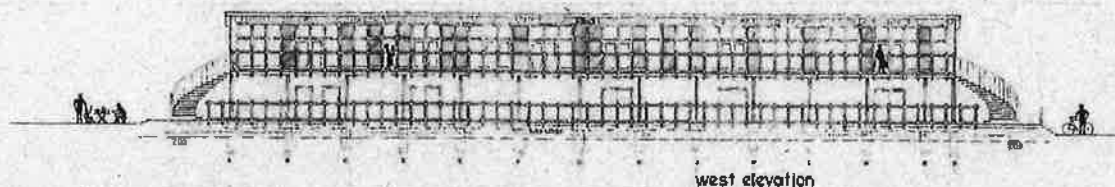
17. CO (Employment Sites in the Countryside	191N (Funding Infrastructure)
22.NC (SSSI)	DM1 (General Development)
25. NC (Biodiversity)	DM4: (Flooding)
29. ES (Industry/ Commercial Noise)	DM5 (Disposal of Surface Water)
32. ES (Pollution Control)	DM6 (Flood Defences)
39. ES (River Corridors)	DM7 (Pollution)
40 ES (River Hamble Estuary)	DM9 (Nature Conservation)
43. ES (Flooding)	DM18 (Boatyards)
45. ES (Disposal of Surface Water)	DM23 (Transport)
59. BE (General Development Policy),	DM37 (Funding Infrastructure)
104. T (Car Parking),	S10 (The Coast)
124.E (Boatyards)	S11 (Nature Conservation)



THE PRINCIPLE

The Proposed replacement building is to be used for marine related purposes and is located within an established boat yard where the principle of this type of development is acceptable as set out within 124.E of the adopted Eastleigh Local Plan





EXPLANATION

The site already has full planning approval for similar use on the same site. This application in effect varies the current approval to provide a more economic and simpler solution.

It is assumed that much of the Consultant work is not necessary to repeat except reference to flood plain levels.

PROPOSED USE

The following statement prepared by the applicant explains the reasons for diverting from the current approval to seek permission for the simpler design:-

Firstly, the original plan to build was far too expensive and was not economic. We had given a target build price for the original plan of £1-1.25mio. The architects were briefed as such; but when (post permission) they went to quantity surveyors to price the build, it came to £2.5-2.8mio. This made the project completely uneconomic and impossible to pursue. The rental rates (all inclusive) in the area would only allow £25-30 / sq ft for the office space. The storage areas are at a significant discount. We have since found a much more economic scheme, using Modulek, which also has the advantage of being smaller and simpler to build, thereby having a much smaller impact on our local environment. During this process, we also decided to reduce the size of the building, as we thought that the impact on parking for the larger existing plan was too great. The smaller footprint of the new building, with its more simple and elegant design reduces both the need for more parking due to having fewer offices and also takes away fewer existing spaces. We prefer the look of the new design, with the wrap around galvanised steel staircases and lighter look. With the new plan, it is now economically viable and also allows us to consider installing solar pv as part of the build.

THE PROPOSED BUILDING

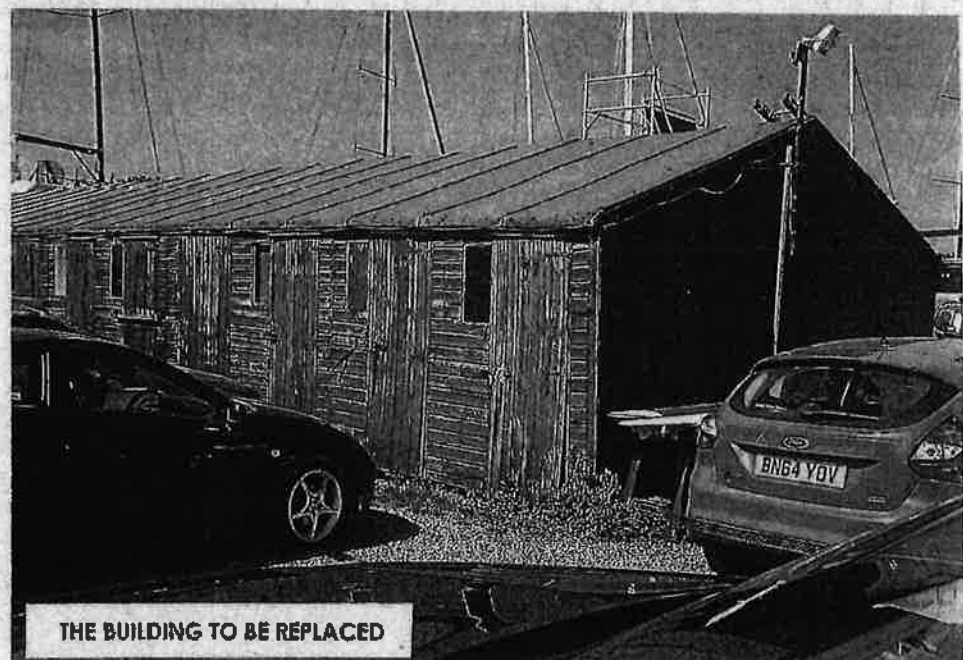
The new unit is of modular building construction provides a rapid economical building solution with off-site pre-assembly, minimal ground preparation and fast on-site installation. This ensures minimal impact on the surrounding environment and existing operation.

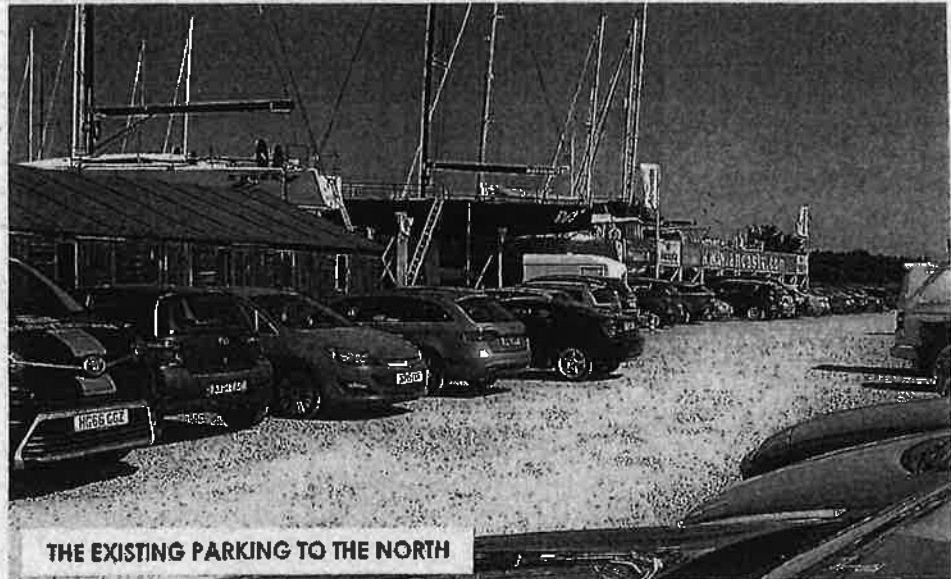
The building is based on latest steel frame technology with timber infill structure insulated and clad externally with timber boarding. Windows are UPVC with K glass glazing and the main entrance is a powder coated steel door. The roof is flat with propriety membrane roof sheeting with warm deck construction. The floor is designed to a 3KN loading, insulated and based on a steel joist system, supported by pad foundations.

Internal finishes are vinyl faced plasterboard to walls and ceiling with slip resistant polysafe flooring. Internal partitions, timber framed, sound insulated and finished with vinyl faced plasterboard.

The new building is fully Building Regulation compliant, ensuring that the design incorporates the highest standard of insulation, structural strength, low carbon emission and fire precautions.

The ground floor contains stores and toilet/shower accommodation and is constructed to be flood compatible. The FFL is 3.050m which is above the predicted 100 year flood level of 2.86m.





THE EXISTING PARKING TO THE NORTH

MATERIALS:

ROOF: The roof is single ply epdm membrane.

WALLS - FIRST FLOOR: Thermowood vertical timber cladding.

WALLS - GROUND FLOOR: Plastisol resin coated flat steel.

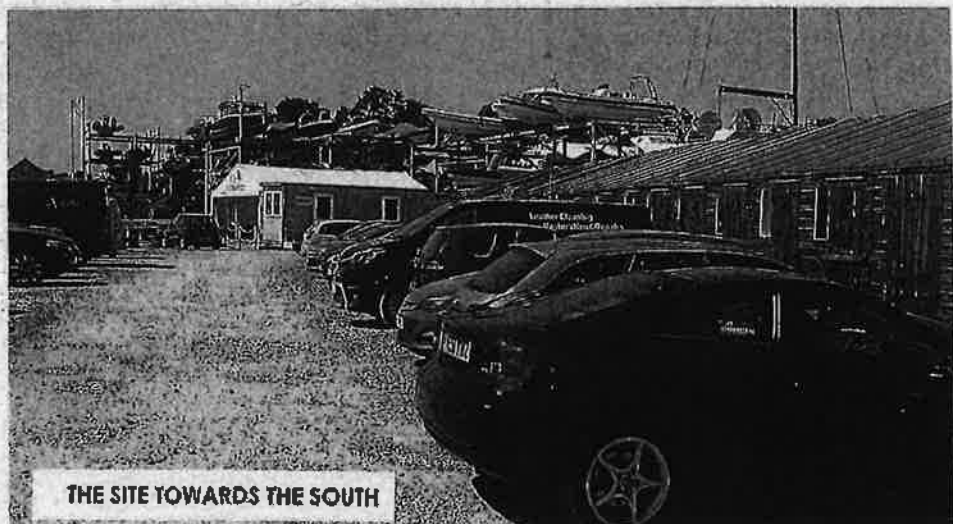
WINDOWS: Powder coated aluminium.

DOORS/SHUTTERS: Powder coated steel.

HANDRAILS: Balustrades are stainless steel, glazed to first floor and stainless steel with cable to ground floor.

BALCONIES: Galvanised steel with composite timber based decking.

PAVED SURFACES: Tarmac and Gravel



THE SITE TOWARDS THE SOUTH



PROPOSED AREA FOR DESIGNATED CYCLE RACKS & WASTE BINS

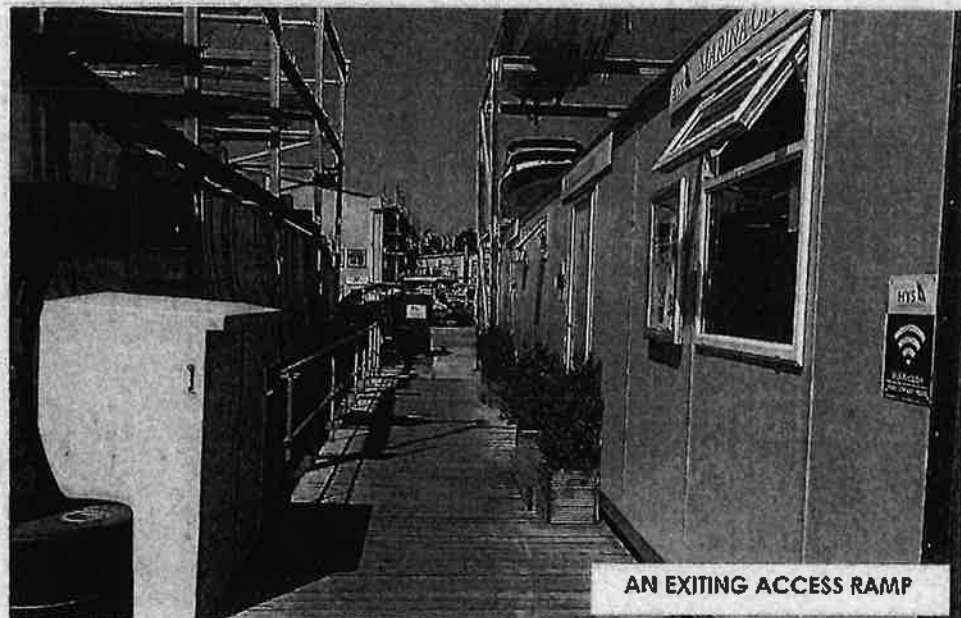
ACCESS

Access to the first floor units is via two external staircases located at either end (North and South) of the building. There will be a platform lift provided. The first floor gangway provides access to all the units with both front and rear pedestrian access doors. The entrances shall be constructed with a level threshold in accordance with Approved Document Part M.

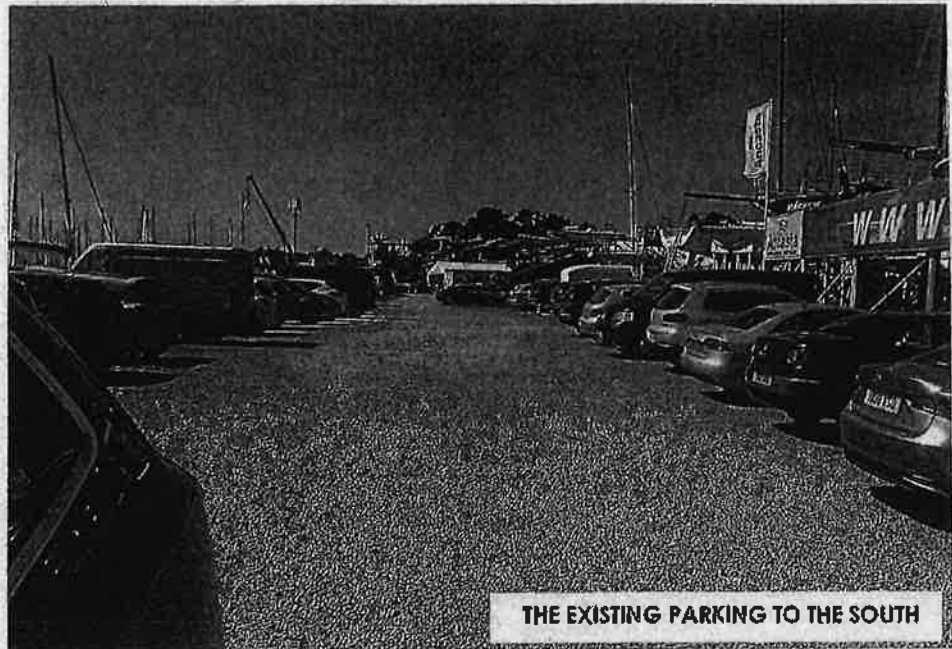
The principle entrances shall be well lit and clearly identified, whilst communal areas of the site shall be provided with way finding lighting in order to provide safe access to all areas of the site for users at all times.

The proposal allows for 28 cycle spaces located in a designated cycle store.

The office refuse and recycle point will be incorporated into the site's main refuse and recycle store.

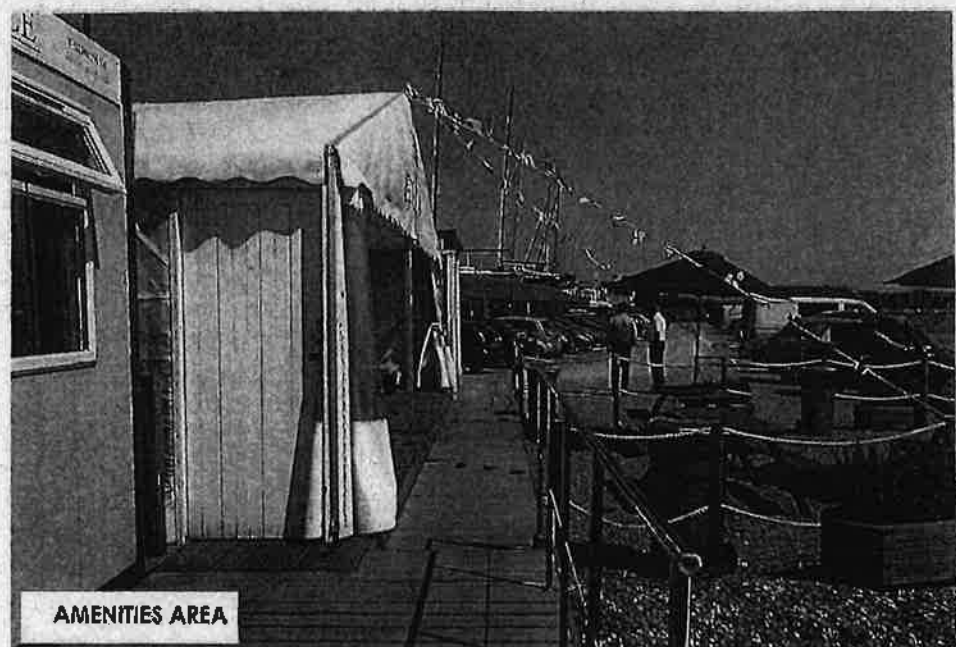


AN EXITING ACCESS RAMP



APPENDIXES

The following documents are included as appendixes, some, taken from the previously approved material.



APPENDIX 1

HABITAT REGULATION ASSESSMENT

HYS, Port Hamble, Hamble, Hampshire, SO31 4NN

781

11 April 2016

Hamble Yacht Services

Habitats Regulations Assessment

1. Introduction

The Planning Application: Large Minor creation of 100-999 sqm of floor space

Application number: Q/15/77530

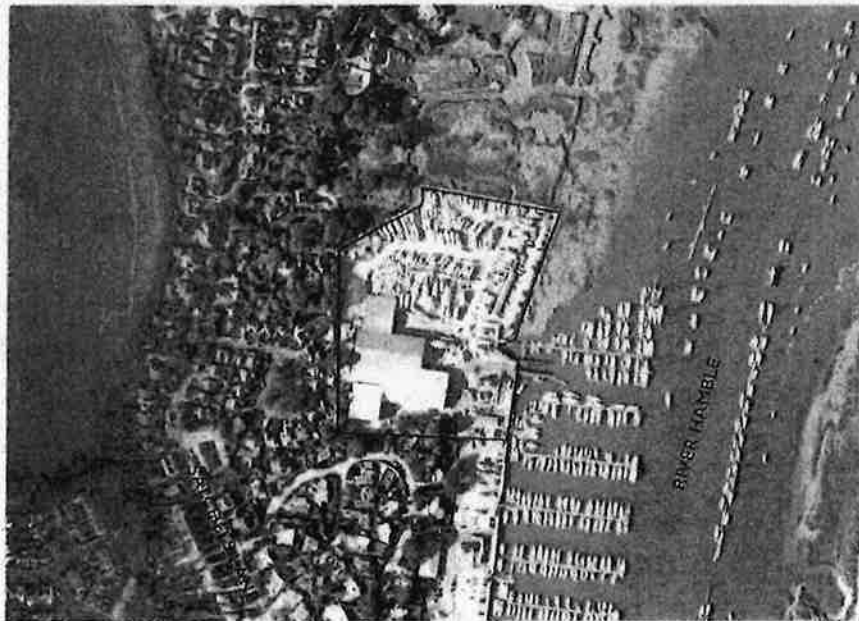
Proposal: Pre App Enquiry: Construction of building to accommodate 6no. marine related office units to replace existing facilities

2. Site Location

The boatyard site is located within the Hamble Marina river corridor, which is designated as an existing boat yard; within an area of countryside and flood zone 3.

The existing buildings include current Hamble Yacht Services Offices and Workshops; the services provided include restoration, engineering and a spray shop.

The site is bound on the landward side by predominantly residential units. The Western boundary comprises the edge of the Hamble River, making it an ideal location for the generation of marine industries including supplies and services.



Aerial View of Site
indicated Site Boundary

3. Ecology

INFORMATION FOR THE HABITATS REGULATIONS ASSESSMENT

There will be no increase in noise as a result of the proposed activities therefore there should not be any impact on the designated birds within the SPA.

The area is below the MHW and is unlikely to affect the SSSI, SAC, SPA & RAMSAR. Previous applications on the site have highlighted that the current boatyard is unsuitable for nesting egrets and kingfishers.

There will be no new businesses creating contaminants or indeed no new proposed marine uses which are likely to create additional noise disturbance or use chemicals, fuels or other noxious substances likely to be deleterious to the environment.

The proposal will be in accordance with the Government's commitment to reduce Carbon Dioxide emissions and it considers the use of sustainable construction materials, energy efficient equipment and the generation of renewable energy of high importance.

The units are outside any nature conservation areas and the advice from the Biodiversity Officer is that it is unlikely to affect the designated nature conservation areas within this area. The development is not considered to be contrary to policies 21.NC to 24.NC of the LP.

4. Drainage

Car Parking and car use will remain as present during the operational phase. (See 'Car Parking' for more information)

Deborah Salmon (Biodiversity Officer) has confirmed:

"The drainage can remain as present, as there is no need for new car parking spaces during the operation phase."

5. Car Parking

A typical day (all year) is 120 parking spaces located across the site, 60 of which are located in close proximity to the proposed scheme.

Current tenants already on site will populate the new offices.

In preparation for the potential new development, HYS ended an existing licence with a previous tenant (a company offering corporate and personal sailing experiences), that used to bring in between 12-20 cars a day during the season, as well as the 6 cars all year, of their staff.

They have vacated the premises, which reduces the pressure on parking. As a result, there are an additional 6 spaces all year (that are not being used by any new tenant) and 15-20 spaces during the season from late March until early November.

Car Parking and car use will remain as present during the operational phase.

6. Use

In order to maintain this boatyard as an international market leader, the boatyard's facilities require improvement. This includes the customer welfare facilities, and also the services and supplies units to current office standards. This proposal is a two-storey block of 6 units for the purpose of marine related office use, such as the HYS offices. The new units will be re-located and the old offices will be planned to return to workspace.

7. Conclusion

Through correspondence with the relevant local authorities and advice obtained during the pre-application process, the scheme

has been encouraged to take a considerate approach to this particular site. As a result, the proposed development will not have a negative impact on the local habitat.

APPENDIX 2

FLOOD RISK ASSESSMENT

Flood Risk Assessment

Hamble Yacht Services
Port Hamble Marina
Hampshire SO31 4NN

Ref.781, Date 18th February 2016

This flood risk assessment is submitted in support of a planning application for a two-storey building for marine related office use to replace existing.

Background

The boatyard site is located within the Hamble river Yacht Marina. The existing buildings include current world renowned Hamble Yacht Services Offices and Workshops. The services provided include restoration, engineering, a spray shop, and marine office use.

The site is bound on the landward side by predominantly residential units. The Western boundary comprises the edge of the Hamble river, making it an ideal location for the generation of marine industries including yacht supplies and services.

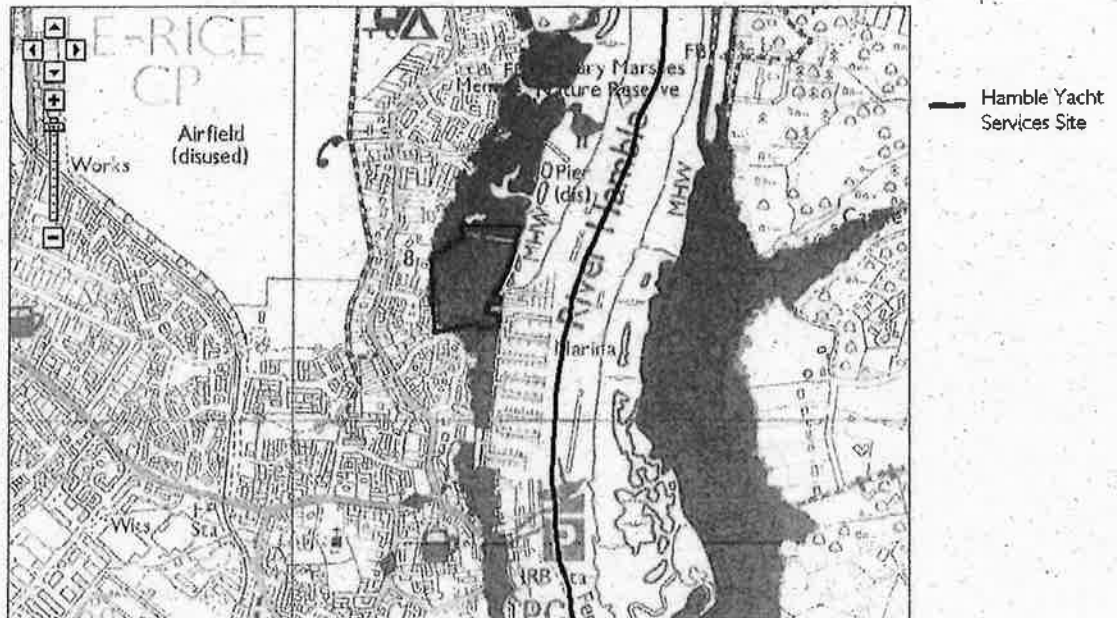
Proposal

The proposed development is for the construction of a replacement building for the purpose of marine industry supplies and services accommodation on the existing boatyard site.

Flood Zone

The site is in zone 3 as defined by the EA.

SO31 4NN at scale 1:10,000



Environmental Agency Flood Map of site at 1:10,000

Assessment:

The NPPF states that applications for minor developments should not be subject to the Sequential or Exception Tests, but should meet the requirements for site-specific flood risk assessments.

The site is located in Hamble Marina off the River Hamble, which is tidal and flows into Southampton water. The site is within Flood Zone 3 (grid reference X:448459, Y:107320), which is identified as high risk area by the environmental agency. There are no sea defences at this location.

Flood Zone definitions are set out in the National Planning Policy Guidance:

- * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- * Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

Sustainability benefits to the community that outweigh flood risk, - Marine uses are in demand, the longevity of this business relies on the regeneration of its facilities which provide jobs for the local community.

Safe for its lifetime: - the areas in the flood levels are designed to be floodable without damage - these are not habitable areas, they will be used for storage and wet rooms.

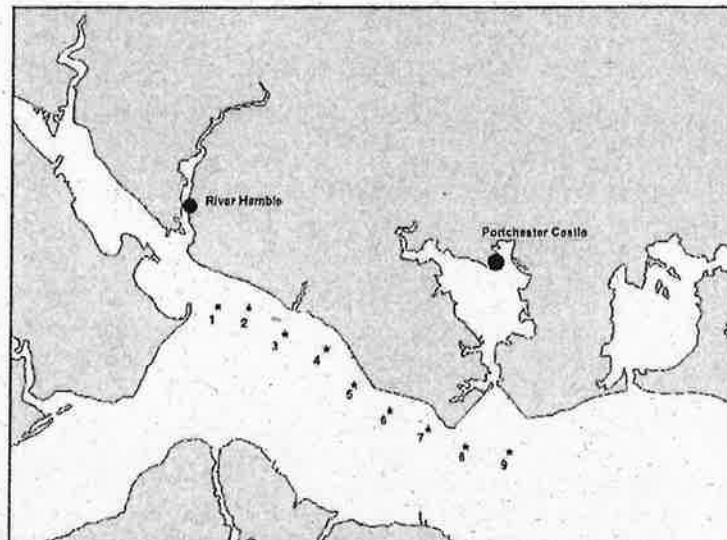


Figure 3-4. Extreme Water Level Data Points.

Table 3-1- Tidal Boundary: Return period peak level (2012)									
Tidal Return Period (RP) - Peak Tide Level (m AOD)									
Tidal Boundary	1 RP	2 RP	5 RP	10 RP	20 RP	50 RP	100 RP	200 RP	1000 RP
1	2.39	2.47	2.57	2.64	2.71	2.83	2.86	2.92	3.05
2	2.44	2.52	2.62	2.69	2.76	2.86	2.82	2.99	3.11
3	2.46	2.54	2.64	2.71	2.78	2.88	2.94	3.00	3.13
4	2.47	2.55	2.65	2.72	2.79	2.89	2.96	3.02	3.16
5	2.49	2.57	2.67	2.74	2.81	2.91	2.97	3.04	3.18
6	2.51	2.59	2.69	2.76	2.83	2.93	2.99	3.06	3.21
7	2.53	2.60	2.70	2.77	2.85	2.94	3.01	3.08	3.23
8	2.54	2.62	2.72	2.79	2.86	2.96	3.03	3.10	3.25
9	2.56	2.64	2.73	2.81	2.88	2.98	3.05	3.12	3.28

APPENDIX F: HYDRAULIC MODEL BUILD REPORT
September 2014

The flood level is 3.05m' above Ordnance datum, according to the River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy, Sep. 2014.

Managing Flood risk:

1. The proposal is for Marine services industry. These services have to be close to the yachts moored on the moorings in the Hamble River or those yachts lifted out of the water for repair and maintenance. It is a water compatible development and thus should be considered, in accordance with Table D.3, Annex D of the PPS25, to be an appropriate development within this high-risk area.
2. The development is replacing a previous development on the same site.
3. We can confirm that no sleeping accommodation will be provided in the building. The proposals are identical in terms of building use and no additional person will be at risk.
4. The development will be safe without increasing flood risk elsewhere.
5. The development does not have adverse effect upon a watercourse, flood plain or the existing flood defence because the structure at flood level is water permeable.
6. The development will not impede access to flood defences and management facilities.
7. The development will not have a cumulative impact, which would have a significant effect upon local flood storage capacity of flood flows.
8. Evacuation measures would include waterproof jackets/trousers/waders to be stored above ground level, which could be used if required. There are many small boats stored in the marina which could be used in an emergency.

Table D.3²²: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability Classification (see Table D2)		Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone (see Table D.1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	X	Exception Test required	✓
	Zone 3b 'Functional Floodplain'	Exception Test required	✓	X	X	X

Key:

✓ Development is appropriate

X Development should not be permitted

D.3, Annex D of the Planning Policy Statement 25: Development and Flood Risk. Dec. 2006

Reducing Risk:

1. Surface water will be discharged into the existing drainage system. The development will endeavour to incorporate water harvesting for re-use on site for washing etc.
2. Flood proofing measures to be taken to reduce the damage to our proposal will include bringing all electrical services down from the ceilings and solid concrete ground floor.
3. The proposed building itself is 'a water compatible use'; being a marine services facility, the ground floor will be used for storage of boats' equipment and for wet room showers only.

Conclusion

The proposed is within a flood risk zone, but is an appropriate development for a high risk area. The site will be appropriately managed by the above means. The occupier will provide measures for self evacuation including registering with floodline, an automated telephone/fax flood warning system.

ADAMS + COLLINGWOOD ARCHITECTS

Flood map for planning

Your reference
hamble yacht

Location (easting/northing)
448362/107256

Created
1 Aug 2018 2:05

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

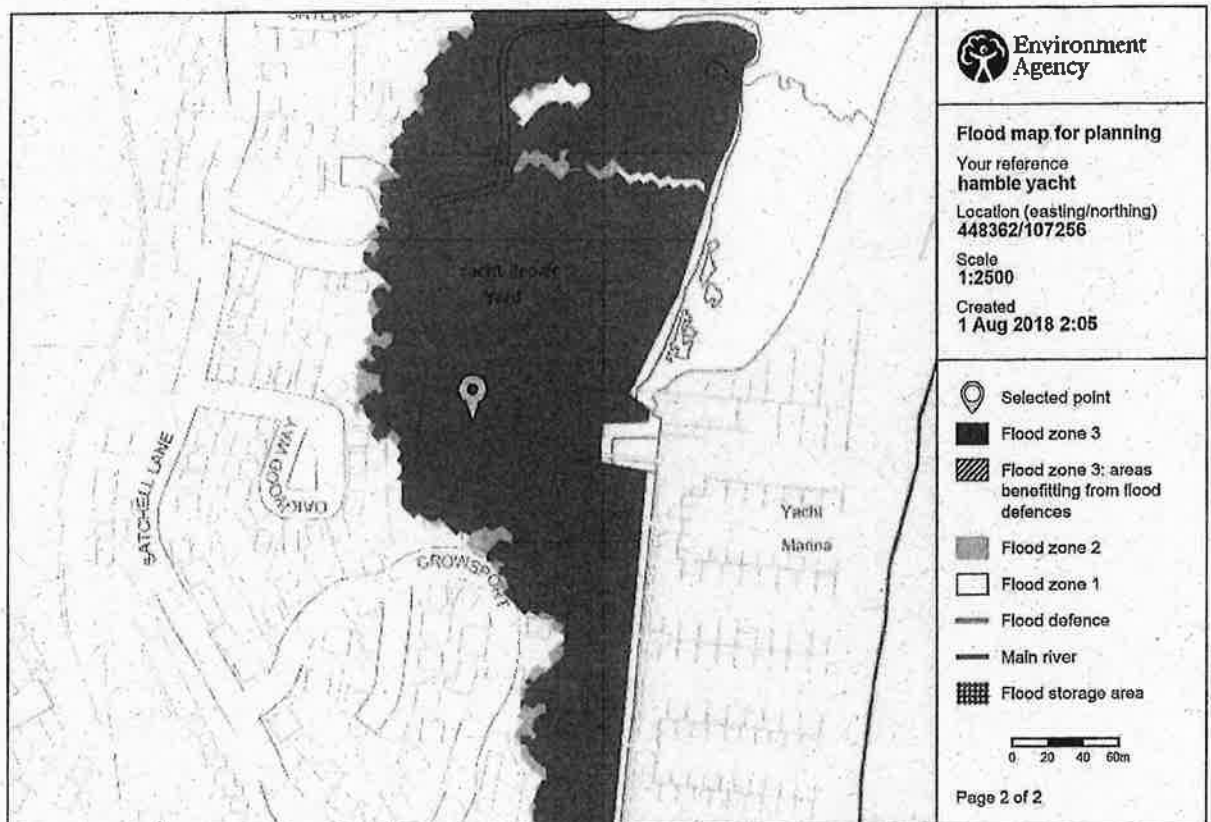
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



APPENDIX 3

ECOLOGY AND SHORELINE ASSESSMENT

ECOLOGY

Ecology

The area is below the MHW and is unlikely to affect the SSSI, SAC, SPA & RAMSAR. Previous applications on the site have highlighted that the current boatyard is unsuitable nesting egrets and kingfishers.

There will be no new businesses creating contaminants or indeed no new proposed marine uses which are likely to create additional noise disturbance or use chemicals, fuels or other noxious substances likely to be deleterious to the environment.

The proposal will be in accordance with the Government's commitment to reduce Carbon Dioxide emissions and it considers the use of sustainable construction materials, energy efficient equipment and the generation of renewable energy of high importance.

The units are outside any nature conservation areas and the advice from the EBC Ecologist is that it is unlikely to effect the designated nature conservation areas within this area. The development is not considered to be contrary to policies 21.NC to 24.NC of the LP.

Drainage

A SUDS report (sustainability urban drainage system) is proposed to use a rainwater harvesting method and retain the existing cess pit. An oil interceptor will not be required as no fuels or fuel spillage is probable. Deborah Salmon (Biodiversity Officer) has confirmed that the drainage will remain as present during the operation phase, as there is no need for new car parking spaces.

Relevant Authorities

The applicant has had meetings with the Environment & Development Manager of the River Hamble Harbour Authority, river warden and the environment officer for the river. All were positive about the idea.

Sustainability

Electricity is sought to be generated on site using wind turbines, which will be fitted onto the 'mast's'. The Units energy bills will be reduced as the turbine's will utilise the wind's renewable energy resource.

Information for the Habitats Regulations Assessment

Car Parking and car use will remain as present during the operational phase. There will be no increase in noise as a result of the proposed activities therefore there should be no impact on the designated birds within the SPA.

SHORELINE ASSESSMENT

The character of the Hamble Yacht Services coast line is open mudflats and marsh land, with a tidal river.

According to the Eastleigh Borough Local Plan 2011-2029 Background Paper G19 The Coast FEBRUARY 2014 there is some low risk of coastal inundation at Hamble. The North Solent Shoreline Management Plan proposes no active intervention for the area between Satchel Marshes and Badnam Creek (5C04).

The site's shoreline is divided by the dock, used to crane boats in and out of the water.

To the left is a retaining sheet pile vertical wall used for moorings and inshore boats.

To the right there is an existing line of fence posts to de-mark the protected mudflats. Hamble Yacht Services have installed gabions on their land to add additional protection between their site and the mud flats.

APPENDIX 4

CURRENT PLANNING APPROVAL DOCUMENT

Adams & Collingwood
27 Bulwer Street
Shepherds Bush
London
W12 8AR

Development Management
Application No F/16/78721
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tues-Fri 8.30 - 14.30
e-mail clars.martin@eastleigh.gov.uk

04 November 2016

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Application No. F/16/78721

In pursuance of their powers under the above Act and in accordance with your application received on 9 June 2016, with subsequent amendments dated

24/10/16

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Two storey replacement building for marine industry supplies & services with associated boat, car & cycle storage
Site: Port Hamble Marina, Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4NN

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: EX01, EX02, P01, P02 Rev B, P200, P201, P202, P250, P251, P260, P300, P301, P400, P500, P501, P502. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development shall accord with the following documents by Adams & Collingwood Architects:

- The Flood Risk Assessment [Ref:781 18th February 2016]
- The Habitats Regulation Assessment [11th April 2016]
- The Design and Access Statement [June 2016]
- The Construction Environmental Management Plans [8th June 2016]

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(4) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(5) No development shall take place until the applicant has carried out an adequate assessment of the risks from land contamination, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme. British Standard BS10175:2011+A1 2013 'Investigation of potentially contaminated sites - Code of Practice' is a useful source of advice on site investigation. Reason: To minimise the risk from land contamination for the safety of the property's occupiers and prevent contamination damaging the protected nature conservation site.

(6) No development shall start until a scheme of work detailing the extent, hours and type of piling proposed has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details. Reason: To minimise the risk from land contamination for the safety of the property's occupiers and prevent damage to the protected nature conservation site.

(7) No development shall take place until details for the surface water management during the demolition and construction works has been submitted to and approved in writing by the Local Planning Authority. The drainage should incorporate three forms of filtration before discharging off the site. Reason: To ensure the habitat and water quality of the River Hamble is not adversely affected by the proposal.

(8) No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage should incorporate three forms of filtration before discharging off the site. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

(9) No development shall take place until lighting details have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of navigational safety.

(10) The development hereby permitted shall not be brought into use until the car parking has been constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles. Reason: To make provide sufficient parking for the site for the purpose of highway safety.

(11) The development hereby permitted shall not be brought into use until the bin & cycle storage has been constructed in accordance with the approved details and

thereafter retained and kept available. Reason: To ensure the adequate provision of on site facilities.

(12) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(13) No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69db max as measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). Reason: To prevent disturbance to overwintering birds.

(14) Notwithstanding The Town and Country Planning [Use Classes] Order 1987, the building the subject of this permission shall only be used as marine related office/ storage, accommodation & ancillary facilities and for no other purpose. Reason: The site is not suitable for general office and storage uses as it is within an identified boatyard.

(15) No activities will take place or materials stored that will involve any chemicals, fuels or other noxious substances which are likely to be deleterious to the environment. Reason: To protect the European and nationally designated nature conservation site.

(16) Notwithstanding the approved plans no wind turbines shall be installed on the development without the written approval of the Local Planning Authority. Reason: To prevent disturbance to overwintering birds.

(17) The existing hedges on the northern boundary as shown on the approved site plan [drawing number P202 Rev B] shall be retained at a height of no less than 2m from ground level. Reason: To provide a barrier between the boatyard and the natural area of salt marshes to the north of the site.

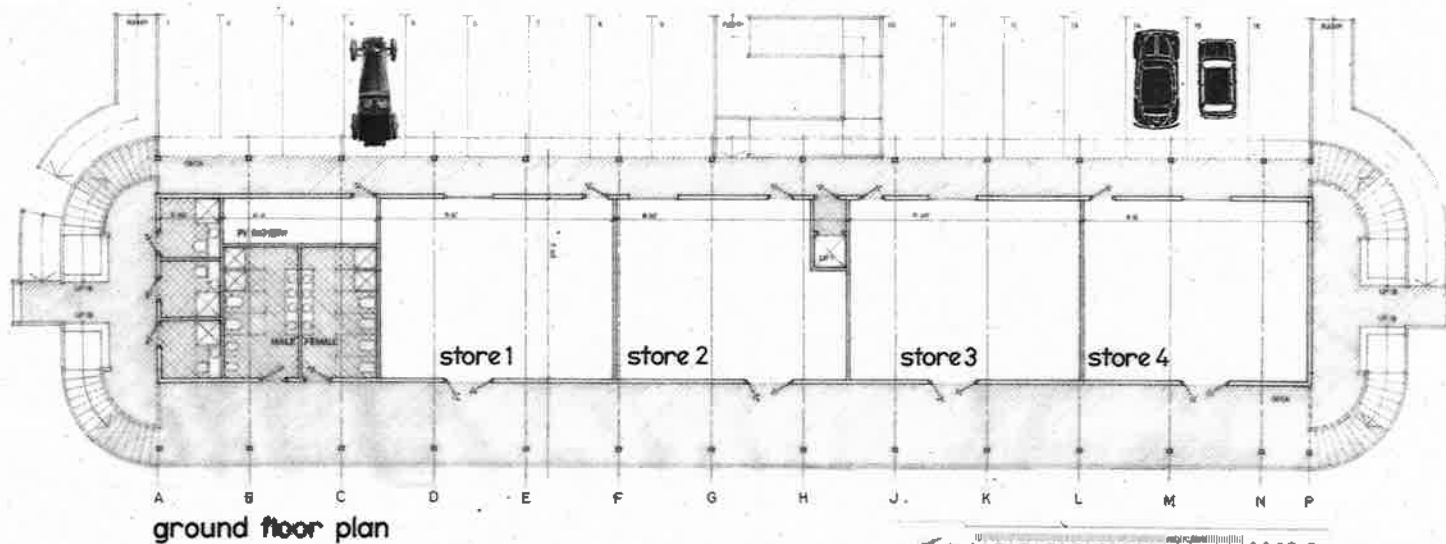
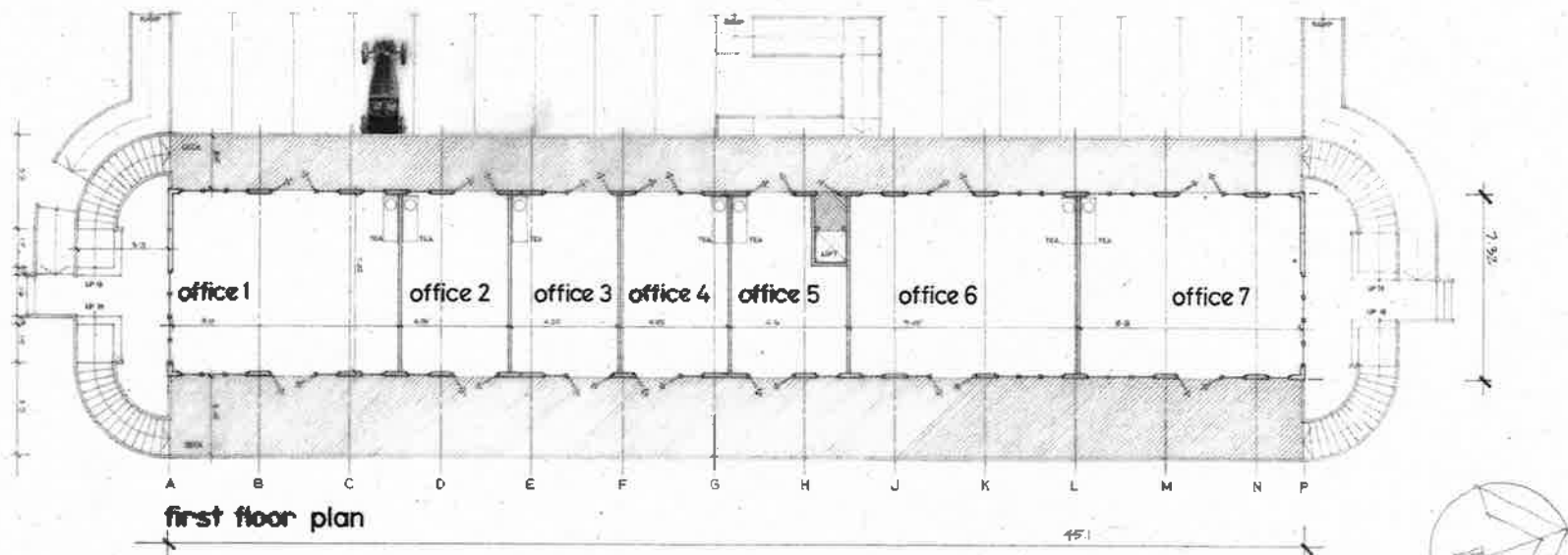
Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)

APPENDIX 5
REDUCED DRAWINGS



SCALE BAR REFERENCE: 1:100

Contractor Sub Construction and Supplier are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

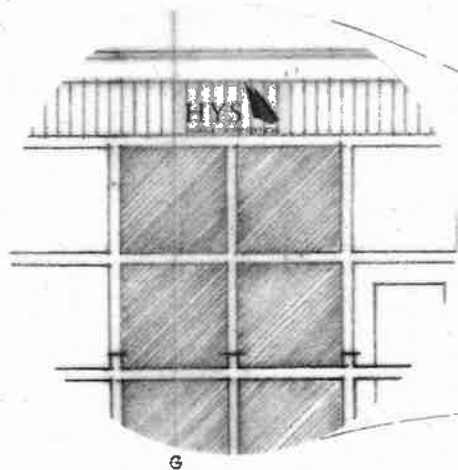
This drawing is copyright and may not be reproduced in any part or form without the written consent of Packer Design Partnership.

HAMBLE YACHT SERVICES
PORT HAMBLE
HAMBLE
HAMPSHIRE
SO31 4HN

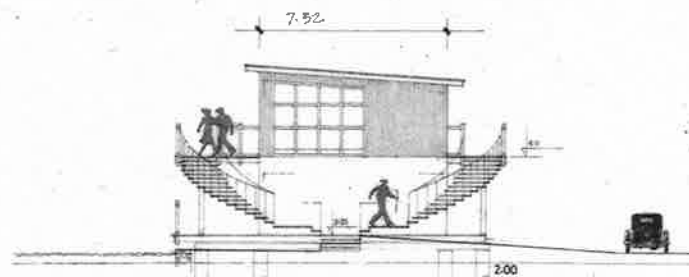
REPLACEMENT BUILDING
design scheme
FLOOR PLANS

scale	1	100	JULY	2018
1815	01	A		
drawing no.				

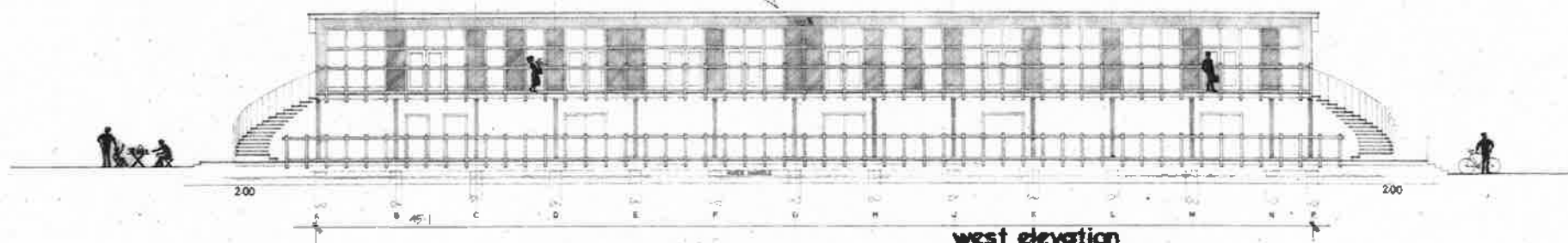
PACKER DESIGN PARTNERSHIP
STUART PACKER • 01753 430088 • 01753 430089 • 01753 430090
ARCHITECTURAL SERVICE & GRAPHICS
100 STANTON ROAD, WYTHAM, HAMPSHIRE, SO31 4HN
E: stuart@packerdesign.com



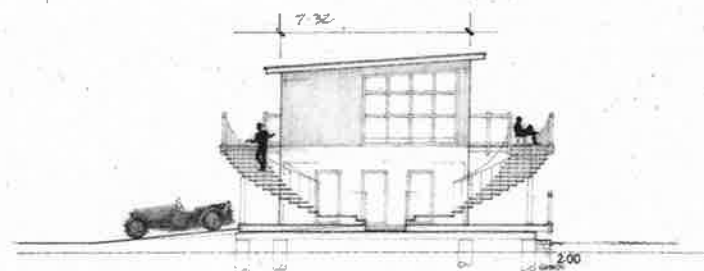
G



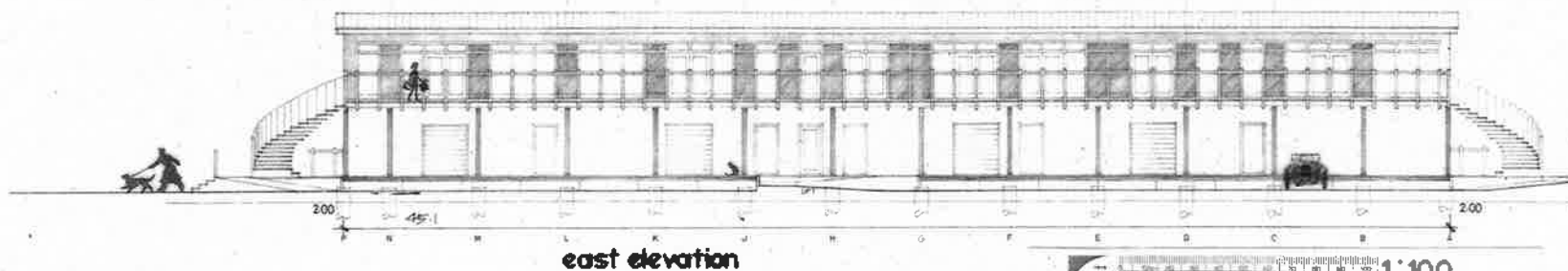
north elevation



west elevation



south elevation



east elevation

B. OVERALL BUILDING DIMENSIONS OFFSET/ADJUST

A. HAVE BARK REMOVED - 2015/16

Contractor Sub Contractors and Suppliers are to check all relevant dimensions and levels of the land and buildings before commencing any stop drawings or building work.

This drawing is copyright and may not be reproduced in any part or form without the written consent of the copyright owner.

HAMBLE YACHT SERVICES
PORT HAMBLE
HAMBLE
HAMPSHIRE
SO31 4NN

REPLACEMENT BUILDING

design scheme
ELEVATIONS

scale 1/100 JULY 2018
1815 02 B

PACKER DESIGN PARTNERSHIP
STUART PACKER • 0241 145 145
H 01144 771 142 • M 01144 771 142
ARCHITECTURAL SERVICE & GRAPHICS

1:100

location plan

1:1250



revision
date
Comments: This Commission and Approval are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.
This drawing is copyright and may not be reproduced in any part or form without the written consent of the design partnership.

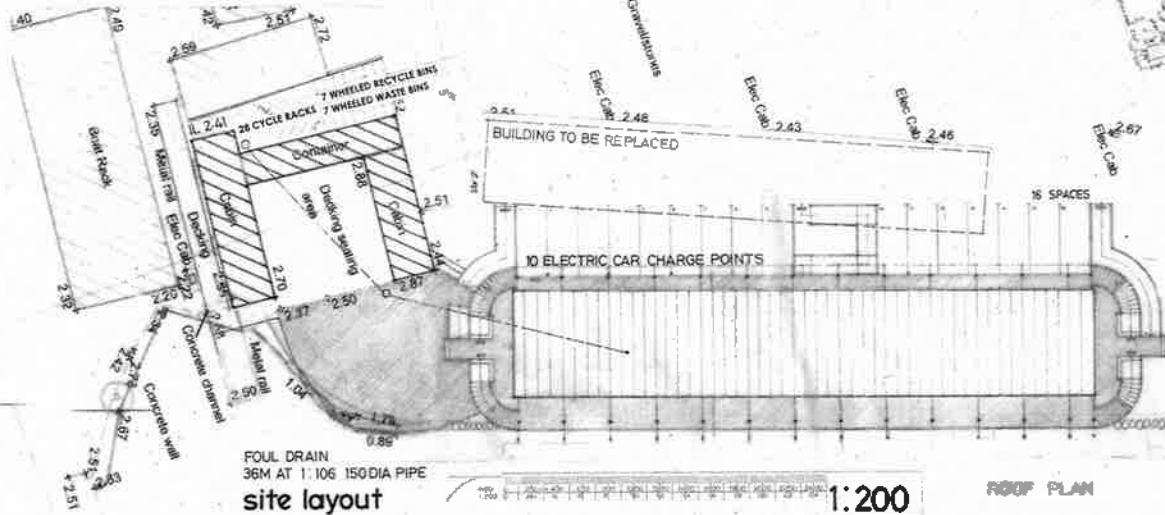
WATERBURY SERVICE
FOUL DRAINAGE STRATEGY AND LAYOUT
Drawing: 10/10/2018 or 10/10/2018 (Drawing No. 10/10/2018)

10/10/2018
The existing foul drain serving the site runs to a culverting tunnel. Below it is pumped into a surface treatment tank and then to the sewer.

The foul drain serving the new building will be constructed in 150mm diameter PVC regulated in accordance with manufacturer instructions. Gravity flow and running down ground and below existing or proposed building.

Grids
FF at proposed Ground Floor level 2.20m
FF at proposed First Floor level 2.40m
Existing Ground level (area of location) 2.40m
Existing level of foul drain 2.40m
Level of foul drain 2.40m
Level of foul drain 2.40m
Level of foul drain 2.40m

One navigation chamber positioned at change of direction in foul mainline to be constructed in void below the building.



FOUL DRAIN
36M AT 1:106 150 DIA PIPE
site layout

1:200

ROOF PLAN

block plan

1:500

8. FOUL DRAIN STRATEGY ADDED 04 SEP 2018
ELECTRIC CAR CHARGE POINTS ADDED
E. SCALE 1:500 10/10/2018

HAMBLE YACHT SERVICES
PORT HAMBLE
HAMBLE
HAMPSHIRE
SO31 4NN

REPLACEMENT BUILDING
design scheme
LOCATION, SITE & BLOCK PLAN

AS INDICATED JULY 2018
1815 / 03 B

PACKER DESIGN PARTNERSHIP
STUART PACKER • 01246 171140 • M 01246 509 509
ARCHITECTURAL SERVICE & GRAPHICS

Application for Planning Permission. Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

When printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:				First name:			
Last name:							
Company (optional):	MARINA DEVELOPMENTS LTD.						
Unit:		House number:		House suffix:			
House name:	OUTLOOK HOUSE						
Address 1:	HAMBLE POINT						
Address 2:	SCHOOL LANE						
Address 3:	HAMBLE						
Town:	SOUTHAMPTON						
County:	HAMPSHIRE						
Country:	UNITED KINGDOM						
Postcode:	SO 31 4NB						

2. Agent Name and Address

Title:				First name:			
Last name:							
Company (optional):	CANTOARD CLIFF ARCHITECTS						
Unit:		House number:	23	House suffix:			
House name:							
Address 1:	HAVEN ROAD						
Address 2:	CANTOARD CLIFF						
Address 3:							
Town:	POOLE						
County:	DORSET						
Country:	UNITED KINGDOM						
Postcode:	BH 13 7LP						

3. Description of the Proposal

Please describe the proposed development, including any change of use:

TEMPORARY SITING OF STORAGE SITED FOR 3 YEAR PERIOD.
(RENEWAL PERMISSION F/15/7689C,

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

01/04/2000

(date must be pre-application submission)

Has the building, work or change of use been completed?

☒ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

01/03/2000

(date must be pre-application submission)

Reference no. of permission in principle being relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: PORT HAMBLE MARINA

Address 2: SATCHEL LANE

Address 3: HAMBLE

Town: SOUTHAMPTON

County: HAMPSHIRE

Postcode (optional): SO31 4NU

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions / extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	TIMBER BOARDING, (BROWN STAIN)		<input type="checkbox"/>	<input type="checkbox"/>
Roof	ROCK Felt (grey).		<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	200	200	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant *NOT APPROPRIATE*

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

i) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

ii) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

iii) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current BS5837: Trees in relation to design, demolition and construction - Recommendations.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer *EXISTING STW SYSTEM*

14. Existing Use

Please describe the current use of the site:

PLAZA & BAY AREA

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Social, Affordable or Intermediate Rent							Social, Affordable or Intermediate Rent								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Affordable Home Ownership							Affordable Home Ownership								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Starter Homes							Starter Homes								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d) =								Totals (a + b + c + d) =							
Self Build and Custom Build							Self Build and Custom Build								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>							Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>							Other	<input type="checkbox"/>						
Totals (a + b + c + d) =								Totals (a + b + c + d) =							
Total proposed residential units (A + B + C + D + E) =								Total existing residential units (F + G + H + I + J) =							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): Nil

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2					
Financial and professional services	<input type="checkbox"/>				
A3					
Restaurants and cafes	<input type="checkbox"/>				
A4					
Drinking establishments	<input type="checkbox"/>				
A5					
Hot food takeaways	<input type="checkbox"/>				
B1 (a)					
Office (other than A2)	<input type="checkbox"/>				
B1 (b)					
Research and development	<input type="checkbox"/>				
B1 (c)					
Light industrial	<input type="checkbox"/>				
B2					
General industrial	<input type="checkbox"/>				
B8					
Storage or distribution	<input type="checkbox"/>	10		10	NIL
C1					
Hotels and halls of residence	<input type="checkbox"/>				
C2					
Residential institutions	<input type="checkbox"/>				
D1					
Non-residential institutions	<input type="checkbox"/>				
D2					
Assembly and leisure	<input type="checkbox"/>				
OTHER					
Please Specify	<input type="checkbox"/>				
Total		10		10	NIL

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please specify		<input type="checkbox"/>			

9. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	NOT APPLICABLE		
Proposed employees			

10. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	NOT APPLICABLE			

1. Site Area

Please state the site area in hectares (ha)

6.000

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Date (DD/MM/YYYY)

03/09/2018

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which the application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper
circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☐

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): ☐

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Date (DD/MM/YYYY):

03/09/2018

(date cannot pre-apply)

27. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code:

Email address (optional):

29. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

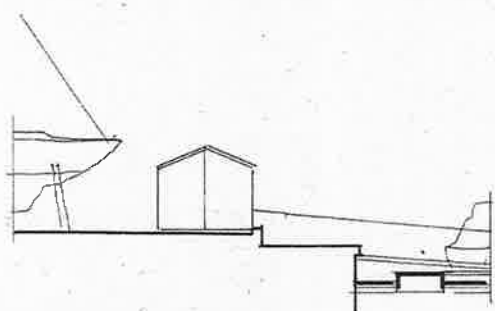
☐ Other (if different from agent/applicant's details)

If Other has been selected, please provide:

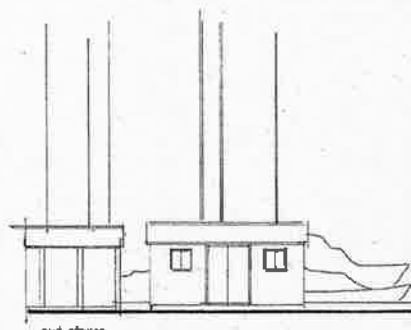
Contact name:

Telephone number:

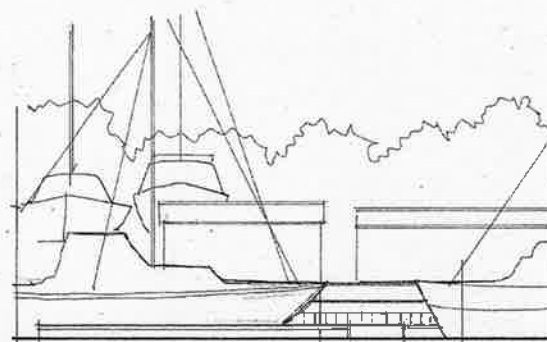
Email address:



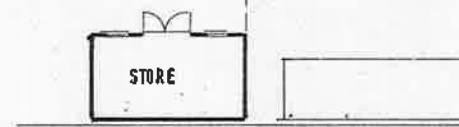
South Elevation 1:100
North Elevation identical



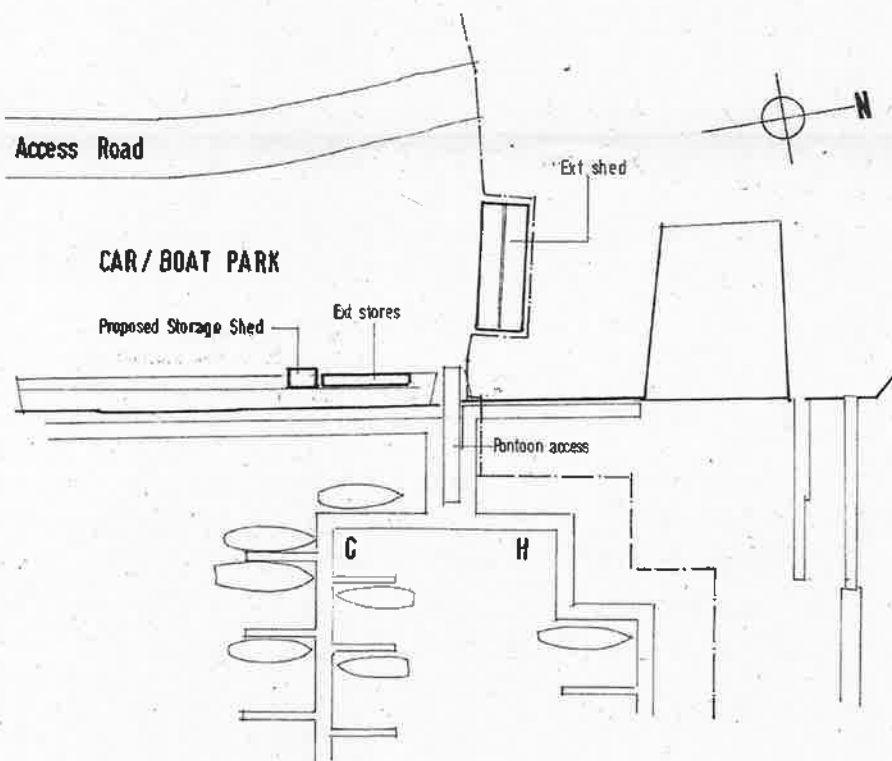
West (Boatyard) Elevation 1:100



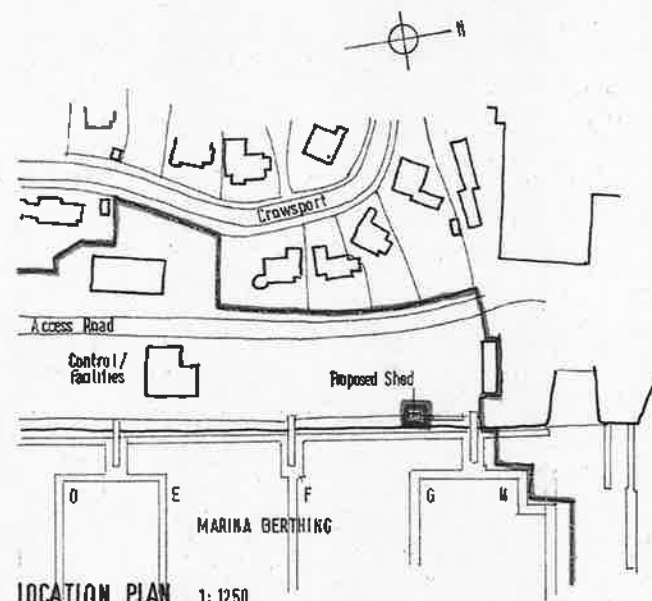
East (Basin) Elevation 1:100



Plan 1:100



SITE PLAN 1:500



LOCATION PLAN 1:1250

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MARINA DEVELOPMENTS

Project

Port Hamble Marina
Satchell Lane - Hamble

Title

Storage Shed

CANFORD CLIFFS ARCHITECTS

28 Haven Road Canford Cliffs

Poole Dorset BH13 7LP

TELEPHONE 01202 709192

FACSIMILE 01202 709376

scale 1: 100/ 500 date 2-2006

project no drg no rev

2474

2

PROPOSED TEMPORARY SITING OF STORAGE SHED
ACCOMMODATION, PORT HAMBLE MARINA,
SATCHELL LANE, HAMBLE

DESIGN AND ACCESS STATEMENT

1. SUMMARY

The proposal concerns the continued temporary siting for further 3 year period of a small shed accommodation adjacent the quayside at Port Hamble Marina, to provide a storage facility for equipment and materials relating to maintenance of the site and pontoon installations.

2. LOCATION AND ACCESS

- 2.1 Port Hamble Marina is located on the western foreshore of the Hamble River Estuary immediately upstream of the Village Centre and accessed by a private road descending from Satchell Lane. The latter is routed from the Village Centre along the edge of the shoreline scarp, connecting to upstream development and the B3397 which connects Hamble to the A27 and M27 5km (3.5mls) to the north.
- 2.2 The site is within short walking distance of the Village Centre, which provides a limited but adequate range of local retail and service facilities. Supermarket services are located adjoining the A27 junction, whilst an extremely comprehensive range of retail, community, leisure and employment facilities are provided in Southampton City Centre 9km (6.5ml) north-west. Hamble is served by local schools, with Higher Education facilities provided in Southampton.
- 2.3 Hamble is served by frequent local bus services connecting to Southampton City Centre, from where mainline rail services link to London, Portsmouth, Bristol and the Midlands, as well as Southampton, Gatwick and London Airports. Coach services also connect to many parts of the Country.
- 2.4 The Marina is one of a group along the Hamble River Estuary, which is a major centre of Marine Leisure activities related to the Solent area, and supporting marine-based service and industrial activities.

3. EXISTING SITE AND DEVELOPMENT

- 3.1 The site occupies a long section of partly reclaimed foreshore, and primarily accommodates open boatyard and car/boat park areas adjoining a dredged basin arranged accommodating 280 fixed pontoon berths, with access piers projecting at right angles to the foreshore quayside, with linking frontage promenade.
- 3.2 The site includes a number of buildings providing premises for marina services facilities, of which the main component is a large block sited centrally and slightly back from the foreshore. This accommodates the main Marina Control and Service facilities, and a Bar/Restaurant with waterfront raised terrace.
- 3.3 The downstream end of the quayside is adjoined by a small block of residential development, abutting a larger residential complex on the adjoining site. Older low-rise residential development skirts the west site boundary infilling the separating margin to Satchell Lane. At the upstream (northern) end, the site abuts a large commercial boatyard served by continuation of the marina access road routed from its downstream entry along the inshore (western) side margin. The main boat park area is arranged occupying the main body of the site between the quayside and road; split into upstream and downstream sections by the centrally-positioned Control/Service building.
- 3.4 The upstream boat-park area is fairly open, enclosed along its western flank by the access roadway with low-rise residential development beyond; and along the waterfrontage by the quayside and promenade. The north end boundary is partially occupied by a single storey workshop/storage building; whilst the south (downstream) end is effectively enclosed by the Control/Service Building. From the quayside, there is access to a number of pontoon piers with side berthing extending into the estuary. In practice, occupancy by berthed craft imposes significant screening of the site from the main channel, and also restricts aspects from the site to fairly narrow margins between piers. Consequently, the quayside has no visual prominence to the waterfrontage; whilst the Boatyard area immediately behind is subordinate to screening by winter boat storage for long periods.
- 3.5 At the extreme upstream end of the quayside, the promenade provides access to a pair of pontoon piers, the arrangement of which largely obscures this section of the waterfront from estuarial aspects. Adjacent the pontoon access is a small group of Yachtsmen's lock-up stores, and also a small timber shed used for the storage of maintenance materials and equipment. This location is obviously convenient for access to the pontoons via the promenade, and location close to the upstream boundary avoids any intrusive impact upon the main quaysides adjacent the Control/Service Building and the downstream residential block. The store is a simple structure 4 x 2.5m, with entry from the Boat Park side, and provided with shallow double pitched roof with eaves level of approximately 1.8m.

4. PLANNING POLICY CONTEXT

- 4.1 The site is subject of saved Policies of the Eastleigh Borough Council Local Plan (First Alteration) 2004, and the new Core Strategy Policies of the Eastleigh Borough Local Plan 2011-2029 with related appraisal documentation, together with Planning Policy Framework (2012) considerations. The Marina forms part of a group of similar sites recognised under the earlier Eastleigh Borough Council Local Plan (First Alteration), Boatyard Policy 140E and related Waterfrontage Policy. The use of the site related specifically to the present Marina and support activities, which is supported by this Policy and where appropriate a suitable development design character is sought. This Policy is now incorporated in the emerging Core Strategy Policy.
- 4.2 All existing buildings on the site were considered under currently saved or predecessor Policy, and have Planning Consents, whilst car parking provisions are considered adequate, particularly with earlier addition of new area on the downstream end of the site.
- 4.3 The Planning Authority would recognise that the upstream section of the quayside is relatively obscured, and offers no significant visual contribution to any waterfrontage character, and has association closer to the character of the adjacent working boatyard.
- 4.4 Requirement for the present maintenance store facility was prompted by the displacement of older indifferent accommodation from the downstream end of the site, and subsequent improvement of the central Marina Services Building. These have had effect of significantly enhancing the waterfrontage character adjoining the downstream Boat Park area, and consequently favouring diversion of certain support and maintenance facilities to the upstream area.
- 4.5 Accordingly, the Marina maintenance facility was relocated at the northern end of the site, in support of which earlier Temporary Planning Permissions, latterly F/15/76895, addressed the siting of the present storage shed. In its consideration, the Authority noted that, although not appropriate as a permanent accommodation, the building posed no detriment to existing character, or compromise of adjoining residential amenity interests.
- 4.6 Given the earlier situation and absence of any reconsideration of relevant Policy or complaint, it is hoped that the shed could be considered acceptable for retention for a further 3 year temporary period.

5. PROPOSED DEVELOPMENT

- 5.1 The proposal is for retention of the existing storage shed unchanged on the existing site, for a further temporary period. The use will remain the storage of maintenance materials and equipment used by the Yard staff in routine maintenance work related to upkeep of the Yard, Buildings and Pontoon infrastructure. In the circumstances, the use remains wholly related to the Marina operation and consistent with current Boatyard Policy.

6. IMPACT OF DEVELOPMENT

- 6.1 The circumstances remain exactly as considered by the Planning Authority previously; when no concerns of any adverse visual impact or conflict with residential amenity could be identified.
- 6.2 Since the original Consents, the downstream quayside development and extension of the Marina Services Building has introduced enhancement and more apparent public use of the downstream quayside; in which circumstances diversion of service function to the upstream area would seem logical, particularly in view of the adjoining working Boatyard premises. There would consequently seem no reason to reconsider the earlier assessment which considered the proposal acceptable on temporary basis.

PROPOSED TEMPORARY SITING OF STORAGE SHED
ACCOMMODATION, PORT HAMBLE MARINA,
SATCHELL LANE, HAMBLE

FLOOD RISK ASSESSMENT

1. The proposal concerns the temporary siting of a small timber shed on the upstream quayside at Port Hamble Marina; to accommodate materials and equipment associated with general site and pontoon maintenance works.
2. The site occupies an area of the western foreshore of the River Hamble estuary a short distance upstream of the Village Centre, and accessed from the higher ground above the shoreline via Satchell Lane and a private roadway. The site was formed by reclamation and consolidation of a long foreshore margin, contained along the waterfront by a sheet-piled quayside adjoining a dredged basin accommodating 280 pontoon berths. It is traversed by a single access roadway which also serves an adjoining upstream Boatyard, and part of a downstream residential development. Site and roadway maintain general levels of 2.80 – 3.00m AOD, whilst the waterfront margin reflects slight crossfall establishing levels 2.3 – 2.5m AOD.
3. The area accommodates various Marina Service buildings and ancillary structures, and also a new residential block at the downstream end. All buildings observe base floor levels of 2.9 – 3.3m AOD, with access direct from the roadway. These levels were established as adequate to address Flood Risks prompted by any tidal surge situation or general sea level adjustments. Stormwater run-off is directed to an existing storm drainage system. Run-off from the higher scarp behind is accommodated by existing drainage ditches and culverts connected into the storm drainage system and estuary outfalls.
4. The location on the western shore and in the lee of the higher ground provides protection against the prevailing south-westerly wind, and the estuary configuration provides a measure of protection from the main body of Southampton Water.
5. The location can be considered attracting a Flood Risk Zone Category 2 (low/medium risk), consequent of its immediate proximity to the estuary prompting possible situation of local inundation under extreme combination of tidal surge conditions. However, equally immediate proximity to higher ground adjoining ensures easy and immediate evacuation. Furthermore, the marina operation from the site involves continuous monitoring of tidal and weather conditions, in which circumstances any potential concerns can be identified in advance and any flood warnings initiated.

6. The storage shed is sited on the existing upstream quayside, subject of an earlier temporary Permission (2006) now requested extended for a further period. The accommodation is used for storage purposes only, and provides no workplace facility. The floor level is set approximately 2.50m AOD, which remains clear of any general Flood Risk concerns. Its small size would not, in event of inundation, pose any obstruction to flood waters, and effect of any displacement would be contained to the quayside area.
7. Given the purpose of the building, there is no risk to any personnel safety in event of a flood situation, and in the circumstances retention of the structure for a further temporary period would not appear to compromise any Flood Risk considerations.

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for consent to display an advertisement(s).****Town and Country Planning (Control of Advertisements) (England) Regulations 2007****Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="58"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Creek Cottage"/>
Address line 1	<input type="text" value="Satchell Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hamble-Le-Rice"/>
Postcode	<input type="text" value="SO31 4HL"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="448264"/>
Northing (y)	<input type="text" value="107389"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Company name	<input type="text" value="Pathway Developments Ltd"/>
Address line 1	<input type="text" value="c/o Agent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Matt
Surname	Holmes
Company name	Chapman Lily Planning Ltd
Address line 1	Unit 5 Designer House
Address line 2	Sandford Lane
Address line 3	<input type="text"/>
Town/city	Wareham
Country	<input type="text"/>
Postcode	BH20 4DY
Primary number	07949500904
Secondary number	07949500904
Fax number	<input type="text"/>
Email	matt.holmes@clplanning.co.uk

4. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

Hoarding sign

Please select the sign types you wish to propose

- ☐ Fascia sign
☐ Hanging sign
☒ Hoarding sign
☐ Other sign

Hoarding Sign

Hoarding sign: 1

What is the height from the ground to the base of the advertisement?

0 metre(s)

4. Type of Proposed Advertisement(s)

Hoarding sign: 1

What is the maximum projection of the advertisement from face of building?

0 metre(s)

Dimension:

Height: 2.8 x Width: 2 x Depth: 0.1 metre(s)

What materials will the sign be made of?

Metal and polycarbonate

What is the maximum height of any of the individual letters and symbols?

40 cm

The colour of text and background

Black and white text on a pictorial, blue, green and white background

Will the sign be illuminated?

No

Will the sign be illuminated internally or externally?

Illuminance levels

0 cd/m2

Will the illumination be static or intermittent?

5. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

☒ Yes ☐ No

If yes, please provide details

See enclosed photograph

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☐ Yes ☒ No ☐ Not Applicable

If Yes to either or both the questions above, please show the existing sign(s) on an elevation drawing or photograph which can be uploaded to the Supporting Documents section of this application. Please state the references or filenames of the drawing(s) or photograph(s) in this text box

See enclosed photograph

Will the proposed advertisement(s) project over a footpath or other public highway?

☐ Yes ☒ No

6. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From

03/09/2018

To

01/01/2020

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

9. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

10. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☒ Yes ☐ No

11. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

12. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

03/09/2018

COMING SOON

4 Completely Individual
Bespoke Homes



Regatta Place gated development
of 4 contemporary bespoke
homes in the heart of Hamble

PATHWAY Pathway Developments Ltd
t: 01425 200717
e: info@pathway-developments.co.uk
www.pathway-developments.co.uk

MANN & MANN
t: 02380 404055
e: info@mannaandmanna.co.uk
www.mannaandmanna.co.uk

COMING SOON

4 Completely Individual
Bespoke Homes



Regatta Place gated development
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MANN & MANN
t: 02380 404055
e: info@mannaandmanna.co.uk
www.mannaandmanna.co.uk

COMING SOON

4 Completely Individual
Bespoke Homes

MANNNS & MANNNS

EST. 1938

Regatta Place gated development
of 4 contemporary bespoke
homes in the heart of Hamble



Pathway Developments Ltd

t. 01425 200717

e. info@pathway-developments.co.uk

www.pathway-developments.co.uk

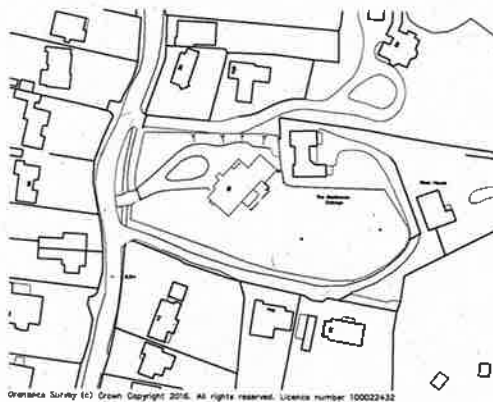


Manns & Manns

t. 02380 404055

e. info@mannsandmann.co.uk

www.mannsandsandmanns.co.uk



Location Plan



Block Plan

This drawing is copyright and the property of Williams Lester Architects. It may not be copied, reproduced or submitted in any way without their written authority.

Do not scale from this drawing. Refer to figures elsewhere. All dimensions are to the external face of any structure unless stated to the contrary.

Any building, structure or other work is to be constructed in accordance with the Building Regulations and any other relevant legislation.

REVISION NOTES

#	REV.	DESCRIPTION	DATE



WILLIAMS LESTER
CHARTERED ARCHITECTS

Registered in England, No. 10111111, 10111111, 10111111, 10111111

www.williams-lester.co.uk info@williams-lester.co.uk

Client:



Project:

58 Satchell Lane
Hamble

Title:

Location and Block Plans

Scale: 1:200 @ A2 Date: 06/04/2017

Drawn: WLA Checked: AK

Drawing No: 5628-02-AR-001



If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for consent to display an advertisement(s)

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional): MARINA DEVELOPMENTS LTD

Unit: House number: House suffix:

House name: OUTLOOK HOUSE

Address 1: HAMBLE POINT

Address 2: SCHOOL LANE,

Address 3: HAMBLE

Town: SOUTHAMPTON

County: HAMPSHIRE.

Country: UNITED KINGDOM.

Postcode: SO31 4NS.

2. Agent Name and Address

Title: First name:

Last name:

Company (optional): CANARD CLIFF ARCHITECTS

Unit: House number: 28 House suffix:

House name:

Address 1: HAVEN ROAD

Address 2: CANARD CLIFFS.

Address 3:

Town: POOLE

County: DORSET

Country: UNITED KINGDOM.

Postcode: BH13 7LA.

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

6. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?
(a) a member of staff ☐ Yes ☒ No
(b) an elected member ☐ Yes ☒ No
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of the name, relationship and role

7. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

Please indicate the number of the following types of advertisement(s) you are applying for:	Number of advertisement(s)
Application for fascia sign(s)	
Application for a projecting or hanging sign(s)	
Application for a hoarding(s)	
Other	1

If you selected Other, please describe:

8. Location of Advertisement(s)

Is the advertisement you are applying for already in place? ☐ Yes ☒ No

If Yes, please provide details of when the use or work started:

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☐ Yes ☒ No ☐ Not applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photographs.

Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

9. Advertisement Period

Please state the period of time for which consent is sought for the advertisement:

From 10.2018

To 10.2023.

date (DD/MM/YYYY)

10. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☒ Yes

☐ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

☐ Yes

☐ No

If No, why not?

11. Details of Proposed Advertisement(s)

Please provide a full description of each proposed advertisement (e.g. fascia sign, box sign, projecting sign, hoarding, flag etc)

	Advertisement 1	Advertisement 2	Advertisement 3
Type: <i>FREESTANDING SIGN BOARD.</i>	<i>86 DWG, 2893/1.</i>		
a) The height from the ground to the base of the advertisement (in metres)	<i>0.8.</i>		
b) The dimensions of the proposed advertisement (H x W x D) (in metric)	<i>1.2 x 9.0</i>		
c) The maximum height of any of the individual letters and symbols (in metric)	<i>LOGO 0.7. 166W 0.2.</i>		
d) The colour of the text and background	<i>WHITE ON BLUE</i>		
e) Materials of the proposed sign(s)	<i>COMPOSITE BOARD.</i>		
f) The maximum projection of advertisement from the face of the building	<i>-</i>		
Will any of the sign(s) be illuminated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes for any of the proposed signs, answer g), h) and i)			
g) Details of method of illumination (internally illuminated/externally illuminated)			
h) illuminance levels (cd/m ²)			
i) Will the illumination be static or intermittent?			

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

Description of signs, size and The type of each sign for which application is being made, e.g. fascia, projecting box, pole-mounted free-standing, should be shown, together with the dimensions of each sign. If any of the signs are to be illuminated please describe the type of illumination, e.g. Internal, external, floodlight, etc, and whether the illumination will be static, flashing, or have moving parts. The original and 3 copies* of each description should be provided:

The original and 3 copies* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north:

The correct fee:

☐

The drawing of the proposed advertisement should show its dimensions and position on the land or building in question. For a sign, the drawing should indicate the materials to be used, fixings, colours, height above the ground and, where it would project from a building, the extent of the projection. A site location plan should also be provided which identifies the proposed position of the advertisement and location of the site by reference to at least two named roads. It should be drawn to an identified scale and show the direction of North. Ordnance Survey maps are not required. Photographs and photomontages may be used. The original and 3 copies* of each drawing should be provided:

☐

The original and 3 copies* of other plans and drawings information necessary to describe the subject of the application:

☐☐☐☐

It is a condition of every consent granted by or under the Regulations that, before displaying any advertisement, the permission of the owner of the land or other person entitled to grant permission must be obtained. To display any advertisement without this permission is an offence, open to immediate prosecution.

Where the site is within the boundaries of a highway, evidence that the application is acceptable to the highway authority must be provided.

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Date DD/MM/YYYY:

(date cannot be pre-application)

15/08/2018

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Telephone numbers

Country code: National number: Extension number:

[Redacted contact details]

Email address (optional):

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

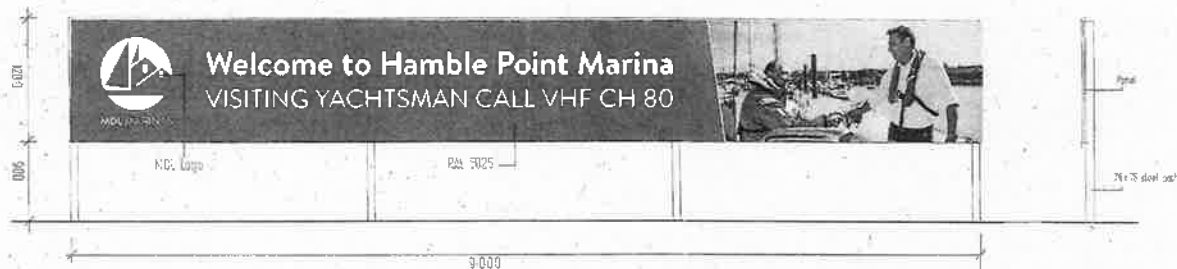
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

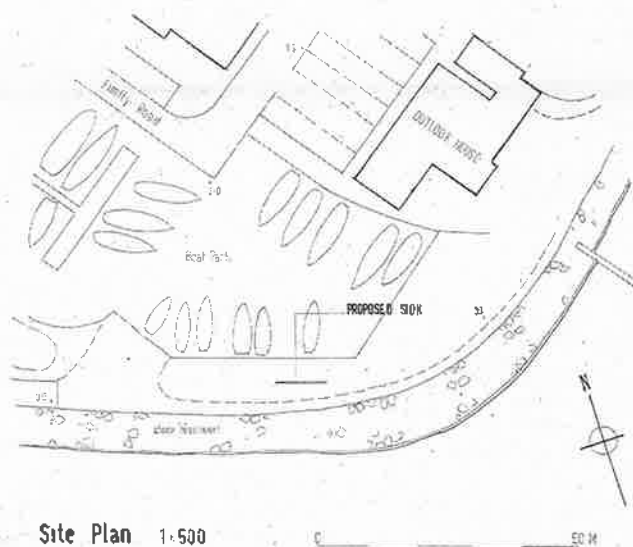
Contact name:

Telephone number:

Email address:



SIGNBOARD 1: 25



Site Plan 1: 500



Location
1: 2500

This drawing is the property of the architect and should not be used or reproduced without the written consent of the architect. See notes. Signature and date to be added.



MARINA DEVELOPMENTS

Project
PROPOSED SIGNBOARD
Hamble Point Marina

Title
SIGNBOARD DETAILS

CANFORD CLIFFS ARCHITECTS
28 Haven Road Canford Cliffs
Poole Dorset BH18 7LP
Tel: 01202 703192
Fax: 01202 704975

Scale		Date	
Project	No.	Drawn	Rev.
2893		1	

Southampton Water

MARINA

FIREFLY RD.

Mounding

Outlook Ho.

PROPOSED SIGN

River Hamble

PROPOSED SIGNBORD • HAMBLE POINT MARINA
LOCATION 1:1250

2893 • 2

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Deacons Boatyard"/>
Address line 1	<input type="text" value="Bridge Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bursledon"/>
Postcode	<input type="text" value="SO31 8AZ"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="449073"/>
Northing (y)	<input type="text" value="109678"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Lucas"/>
Surname	<input type="text" value="Shotts"/>
Company name	<input type="text" value="Dean & Reddyhoff Ltd"/>
Address line 1	<input type="text" value="Deacons Boatyard, Bridge Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bursledon"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	SO31 8AZ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	
First name	Paul
Surname	Tosswell
Company name	Lymington Technical Services Ltd
Address line 1	18 Ardnave Crescent
Address line 2	Bassett
Address line 3	
Town/city	Southampton
Country	United Kingdom
Postcode	SO16 7FJ
Primary number	02380769509
Secondary number	
Fax number	
Email	Paul@lymingtontechnical.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	200
Unit	sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

Relocation of existing access bridge

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

6. Existing Use

Existing Marina

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Other type of material (e.g. guttering) Pontoons

Description of existing materials and finishes (optional):

GRP decking on steel frame supported by fibre concrete encased floats.
Tubular steel piles coated with marine friendly paint

Description of proposed materials and finishes:

GRP decking on steel frame supported by fibre concrete encased floats.
Tubular steel piles coated with marine friendly paint

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

D&A Statement - Deacons Marina D&A Aug 2018
Drawings 10667/2, 10667/3, 10667/4
Appeal decision 3191616 (for reference)
Natural England response to MMO application (for information)

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance (see guidance note):

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☒ Other
☐ Unknown

Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

14. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing site facilities, proposed works do not alter the current arrangements.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None related to proposal

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

24. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title

First name

Paul

Surname

Tosswell

Declaration date
(DD/MM/YYYY)

21/08/2018

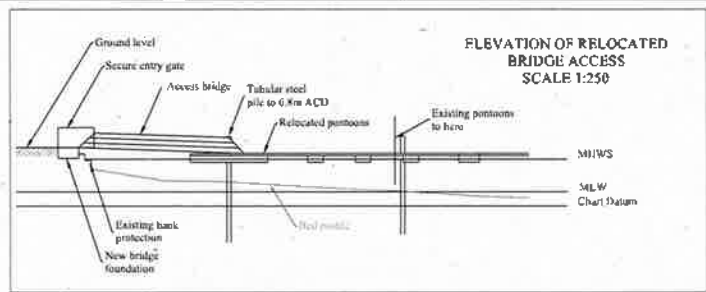
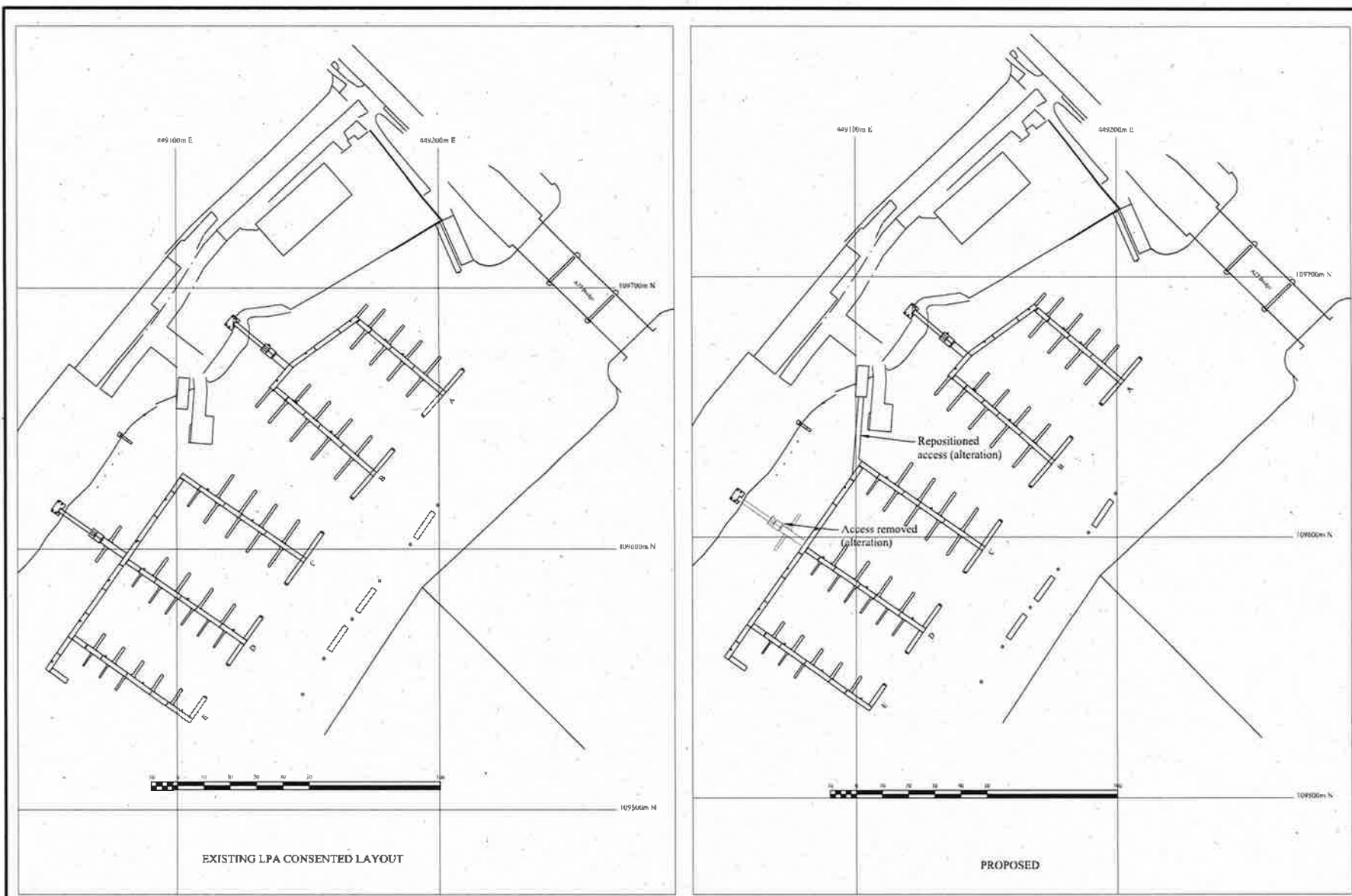
☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

21/08/2018



NOTES	
1. Grid shows is OS National Grid	
Original LPA print only with Red Stamp	
15-08-18	First Issue
Date	Revised
LYMINGTON TECHNICAL SERVICES LTD	
CLIENT DEAN & REDDYHOFF LTD	
SITE DEACONS MARINA	
TITLE LPA APPLICATION - ALTERATIONS	
SCALE 1:750 @ A1	
DRAWN BY P. Tolson	CHECKED BY Aug 2018
DRG No 10667/2	

449000m E

449100m E

449200m E

MMO licence boundary

New pontoon for
public tender access

109700m N

Repositioned
access (alteration)

Jetties extended
out to Y line as per
existing consent
(renewal)

Access removed
(alteration)

109600m N

MMO licence boundary

NOTES

1. Grid shown is OS National Grid

Original LTS print only with Red Stamp

20.08.18 First Issue

Date Issue

LYMINGTON TECHNICAL
SERVICES LTD

CLIENT

DEAN & REDDYHOFF LTD

SITE

DEACONS MARINA

TITLE

MMO LICENSED WORKS

SCALE 1:500 @ A1

DRAWN P. Townsend

DATE Aug 2018

DRG No 10667/3

Dean & Reddyhoff Ltd

Deacons Marina

Proposed Access Bridge Relocation

Design and Access Statement

Compiled by Dr P Tosswell
Lymington Technical Services Ltd

Aug 2018

1. Background

Deacons Boatyard is a medium sized boatyard and marina situated on the western edge of the River Hamble just downstream of the A27 Bridge. The boatyard has been operating continuously since 1922.

The boatyard was purchased in 2017 by Dean & Reddyhoff Ltd who operate a number of marinas around the south coast.

Prior to the change in ownership the marina was dredged and re-built in 2012 under the following consents:

Marine Management Organisation –

Construction licence 35025/11/0 issued 29/03/2011, this was subject to 5 variations extending the licence until 31/03/18.

Disposal licence 35026/11/0 issued 29/03/2011, the dredging works were completed within the duration of this licence which has now expired.

Harbour Authority –

Issued 30/09/2011 and remains extant.

2. Current Status

2.1 Marine Management Organisation (MMO)

Marine Licence L2018/00208/1 (issued 01/04/18) relates to the layout shown on drawing 10667/3.

2.2 Local Planning Authority

Eastleigh Borough Council Planning consent F/17/80845 was allowed on appeal (Ref APP/W1715/W/17/3191616). This relates to the layout shown as consented on drawing 10667/2.

The key differences are as follows:

- Relocation of bridge access consented by MMO, LPA consent required

3. Proposal

The proposed works are shown on drawing 10667/2.

Bridge Access Relocation –

The existing access bridge to C, D & E Jetties is to be moved northwards so that entry is moved from the current location within an area of boat storage. This will improve the segregation between work areas and berth holder access.

4. Design Details

The alterations to the existing layout have been designed and will be operated in accordance with the Yacht Harbour Association's Code of Practice (A Code of Practice for the Design, Construction of Coastal and Inland Marinas and Yacht Harbours). This is the current design guide for all developments of this type.

Bridge Access Relocation – The existing brow, pontoons and piles will be removed and reinstalled at the new location.

The pontoons consist of fibre concrete cased floats supporting the metal framed walkways and fingers. The decking consists of open grid grp which provides a durable anti-slip surface.

The pontoons are held in place by tubular steel piles driven into the seabed as existing. The piles are painted with a marine friendly paint.

5. Amount of Development

The size of the proposed modifications is small relative to the marina and will have no net negative impact on the intertidal areas.

6. Appearance

The marina will retain its consented appearance with little noticeable changes.

7. Access

There is no change to the current site access. The proposals do not affect the highway or access to the site. The traffic generated to the site is not changed by the proposals.

8. Assessment of Proposal

The draft Eastleigh Borough Council (EBC) Local Plan states that the '*World-class sailing facilities of the River Hamble*' is one of the borough's key features (second only to the airport). It also states that the Borough Council will, over the next 20 years, be making the most of such resources and where possible enhancing them.

The Plan also states (para 5.148):

The River Hamble is a feature of considerable landscape, biodiversity, heritage, recreational and economic value in the borough. It is also a location of considerable local, regional and national importance for recreational sailing.

It is clear that such aspirations can only be met by maintaining the existing facilities to a high standard.

Strategic Policy S10 states:

On the borough's coast, the Borough Council will seek to maintain the national and international importance of the River Hamble and Southampton Water for recreational sailing and for marine-related enterprises that contribute to the local and sub-regional economy, balancing protection of their unique and attractive environment with support for the marine economy and recreational activities.

Policy 123E (Boatyard and marina sites on the River Hamble – similar to draft policy DM18) states:

At boatyard and marina sites on the River Hamble, (as shown on the proposals map) in-order to protect the character of the river and its environs and to safeguard waterside sites for boatyard uses, the Borough Council will permit development associated with boat building, fitting out, maintenance and repair of boats and ancillary uses, provided that it does not:

- i. jeopardise the safety and ease of navigation on the river or have a detrimental impact on the regime of the river;*
- ii. adversely affect a special area of conservation, special protection area, site of special scientific interest, site of importance for nature conservation, nature reserve, or other areas of nature conservation, as shown on the proposals map;*
- iii. conflict with the character of the river and its environs by virtue of the uses proposed, location, layout, scale, design or materials;*
- iv. cause a reduction of water quality.*

Exceptionally, development or redevelopment may be permitted incorporating a modest amount of floor space not restricted to boat-related uses, where the Council is convinced that such a use is needed to secure the future of a boatyard or marina and it is demonstrated that the development will complement the use of the site and/or the enjoyment of the River Hamble.

The proposed works fall within these policies and are therefore considered acceptable.

Natural England were consulted as part of the MMO application (which includes the proposed works) and their response is attached.

9. Method Statement

A spud-legged crane barge will be used to remove the existing access over a high-water period (to minimise any impact on the intertidal habitat).

The landing pontoons will be floated into the new position and connected to the existing pontoons. They will be restrained with two tubular steel piles. The access brow will then be craned into position and fixed to the shore end connection.

All piling will be from a spud-legged crane barge using a vibro-hammer in accordance with accepted best practice. The piling works will be conducted in daylight hours to minimise noise impact with any percussion piling (if necessary) being restricted to between 1000-1600. In the unlikely event that percussion piling is necessary to reach design level then 'soft-start' procedures will be employed.

Piling works will also be conducted over the high-water periods to eliminate any possible impact on feeding wildfowl. Note that the works are adjacent to a busy main road bridge over the river.

ASSOCIATED DOCUMENTS:

1. Appeal Decision 3191616
2. Drawings 10667/2, 10667/3, 10667/4
3. Natural England response to MMO

MR NEIL PALMER
NA PALMER DESIGN
4 BLAKE GARDENS
SOUTHAMPTON
HAMPSHIRE
SO19 1DW

Application	F/18/83196
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Wednesday 11 July 2018

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/18/83196

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 16 May 2018 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of attached three bedroom dwelling with ancillary parking and amenity space.
Site: 7 GRANTHAM AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JX

For the following reasons:

- 1 The proposed subdivision of the existing plot and construction of an additional dwelling, together with the resulting scale, width and appearance of that proposed would result in a development which would not respect the existing rhythm of development along the street and further narrow the spacing between structures at the entrance to the adjacent parking court and public footway, to the detriment of the street scene and visual amenity of the surrounding area. As such the proposed development is considered to be contrary to saved Policy 59.BE of the adopted Eastleigh Borough Local Plan (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, Policy DM1 of the Emerging Eastleigh Borough Local Plan 2016-2036, and the Council's 'Quality Places' Supplementary Planning Document.
- 2 The proposal cannot provide sufficient or adequate off-road parking to serve the resulting development. This will lead to increased on-street parking, to the detriment of the amenity of existing residents. As such the proposed development is considered to be contrary to saved Policies 59.BE & 104.T of the adopted Eastleigh Borough Local Plan (2001-2011), Policies DM1 & DM24 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, Policies

DM1 & DM14 of the Emerging Eastleigh Borough Local Plan 2016-2036, and the Council's 'Quality Places' and 'Residential Parking Standards' Supplementary Planning Documents.

- 3 The proposed development by virtue of its cramped and congested layout, is considered to result in an unacceptable overdevelopment of the application site, leading to an inadequate external amenity space to the detriment of the amenity of future occupiers of the development. As such the proposed development is considered to be contrary to saved Policy 59.BE of the adopted Eastleigh Borough Local Plan (2001- 2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, Policy DM1 of the Emerging Eastleigh Borough Local Plan 2016-2036, and the Council's 'Quality Places' Supplementary Planning Document.
- 4 The application fails to secure mitigation against recreational pressure impact from the development on the Solent and Southampton Water Special Protection Area. As such the proposals are contrary to the Conservation of Natural Habitats and Species Regulations 2010, Policy 25.NC of the adopted Eastleigh Borough Local Plan (2001- 2011), Policy DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, Policy DM11 of the Emerging Eastleigh Borough Local Plan 2016-2036, and The National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 1707-PL-01 Rev A, 707-PL-02 Rev A, 707-PL-03 Rev A, 707-PL-04 Rev A. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully



Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes

PLANNING APPLICATION REPORT

DESCRIPTION ADDRESS	Construction of attached three bedroom dwelling with ancillary parking and amenity space. 7 GRANTHAM AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JX
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SITE VISIT DATE – 09/07/2018

ARE PLANS ACCURATE? – No. Submitted site plan is inaccurate and shows the site frontage as being 4.8 metres deep. This is not the case. In reality it is no more than 4.2 metres. The submitted drawings are also missing the western side elevation of that proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes and site notice displayed.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	138 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 72 dwellings per hectare.
TOPOGRAPHY	The application site is generally flat and level as is the surrounding topography.
TREES	None on or near the site.
BOUNDARY TREATMENT	Open to the front with 1.8 metre fences to the side and rear boundaries.
SITE CHARACTERISTICS	1960s two storey end of terrace dwelling with a small single storey side addition and a single storey rear extension. The property has some parking to the front and side, with a garden to the rear backing onto a shared garage court, the access for which runs along the side boundary of the plot.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of single and two storey terraced dwellings the same style and age as the application property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72015	Construction of 1no. 2 storey attached 3 bed dwelling, following demolition of outbuildings.	Withdrawn Mar 2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
A total of 10 representations have been received from 7 addresses: 6 in support highlighting the need for further housing in the area and how they feel it will fit in; and 4 in objection highlighting existing parking problems in the garage court, loss of view, overlooking and disturbance and disruption during construction works.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 25.NC, 28.ES, 34.ES, 59.BE, 104.T & 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014' Policies DM1, DM2, DM9, DM24, DM25, DM29 & DM37

The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Emerging Eastleigh Borough Local Plan 2011-2036, Policies DM1, DM2, DM11, DM13, DM14, DM23, DM32 & DM40

The Council is at the pre-Submission publication stage (Regulation 19) of the emerging Eastleigh Borough Local Plan for the Period 2016 – 2036. The current consultation stage runs from 25 June until 6 August 2018 with submission to the Secretary of State scheduled for Autumn 2018. The adoption of the Local Plan is anticipated in Summer 2019. Given the status of the emerging Plan, it is considered that limited weight can be attributed to it.

Supplementary Planning Document: Quality Places

Supplementary Planning Document: Character Area Appraisals – Bursledon, Hamble-le-Rice and Hound (BHH 39)

Supplementary Planning Document: Residential Parking Standards

Supplementary Planning Document: Environmentally Sustainable Development

Supplementary Planning Document: Planning Obligations

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

NATIONAL PLANNING POLICY GUIDANCE

Paragraph 17 sets out twelve core principles that underpin the planning system, one of which is that planning should “always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings”.

Paragraph 53 of the NPPF states that “Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

Paragraph 56 of the National Planning Policy Framework states that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

While the appearance of buildings is important, paragraph 61 of the NPPF states that “securing high quality inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

It goes on to say in paragraph 64 that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to: the principle of that proposed; its layout, design and impact upon the street scene and character of the surrounding area; parking and highway matters; residential amenity of existing neighbours and future residents; environmental sustainability; as well as nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

A response to the main planning related issues is given below. With regards to concerns of disturbance and disruption during construction, this can be dealt with by way of suitably worded conditions to restrict working hours, etc. should planning approval be granted. With regards to the concerns of loss of view, the loss of a private view – which differs from loss of outlook – is not a material planning matter and cannot be taken into consideration when determining a planning application.

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of the following;

- National Planning Policy Guidance
- Community Infrastructure Levy Regulations 2010 (SI 2010/948) as amended by the Community Infrastructure Levy (Amendment) Regulations 2011 (2011/987)
- Saved policies 25.NC & 191.IN of the Eastleigh Borough Local Plan Review 2001-2011
- Policies DM9 & DM37 of the Revised Draft Eastleigh Borough Local Plan Review 2011-2029
- Emerging Policies DM11 & DM40 of the Emerging Eastleigh Borough Local Plan 2011-2036

- Supplementary Planning Document: Planning Obligations

Planning obligation contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards the Solent Disturbance Mitigation Partnership to mitigate the increased recreational pressure resulting from the development. These monies have not been secured and will form a reason for refusal.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and Supplementary Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance are Policies DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, and the Emerging Eastleigh Borough Local Plan 2011-2036, which essentially reiterates the above requirements.

Also of relevance is the 2013 application which was withdrawn. This application was for a similar and smaller scheme than that now proposed and was written up for refusal on the grounds of insufficient parking and impact upon the street scene.

Layout, Design, Street Scene & Area Character – Whilst the principle of constructing an additional dwelling to the side of No.7 may be acceptable, it needs to be demonstrated that there is sufficient room to provide not only the dwelling but also the required ancillary parking and private amenity space, all in a manner which will not result in harm to the street scene or character of the surrounding area.

In terms of its appearance, the front elevation of that proposed would have a similar appearance to the existing dwelling and its neighbours, albeit there is a rather awkward projecting first floor which is not characteristic of surrounding development. The two storey gabled flank wall onto the adjacent garage court access is very deep and again has an awkward roofline which only emphasises its scale. This being right up against the site boundary, would further visually narrow the access together with the two storey addition to No.9 on the opposite side, and make it feel rather oppressive and uninviting. Given that this is also used as a pedestrian route through to Hamble Lane, this would not be a welcome addition. This narrowing would in turn have a negative impact upon the appearance and rhythm of the street scene, to its detriment.

In addition to these concerns regarding the proposed development's impact upon the street scene and visual amenity of the immediate area, there are also concerns that there is insufficient space on the site frontage to provide adequate parking or acceptable private amenity space for the proposed dwelling (see below). As such it is considered that the inability of the site to accommodate the Council's minimum requirements in respect of parking and amenity space demonstrates that the resulting development would be an overdevelopment of the site contrary to saved Policy 59.BE of the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

current Local Plan, Policies DM1 of the Submitted and Emerging Local Plans and the Council's 'Quality Places' SPD. This will form the main reason for refusal.

Parking & Highway Issues – The Council's 'Residential Parking Standards' Supplementary Planning Document requires a three bedroom to provide a minimum of two useable off-road parking spaces. Given that the existing and proposed dwellings are three bedroom properties, this would require a minimum of four spaces in total. The submitted drawings suggest that the two spaces of 2.4 x 4.8 metres can be accommodated on the frontage of each dwelling, albeit with no room beyond this to be able to easily access the front doors or to provide any form of planting to soften the otherwise very harsh appearance of the resulting frontage.

However, as has been highlighted at the beginning of this report, in reality the depth of the existing frontage is no more than 4.2 metres deep, meaning that two full size parking spaces cannot be accommodated on the frontage. While this may be suitable for a small car, anything larger would overhang the site boundary onto highway land, which would not be acceptable. This is also likely to be the case for the proposed dwelling despite its slightly more set back position.

It has not therefore been demonstrated to the LPA's satisfaction that the required minimum of four off-road parking spaces can be adequately provided to serve the resulting development. As such, the application is not considered to comply with the above SPD, saved Policy 59.BE or the requirements of saved Policy 104.T of the current Local Plan and Policy DM24 of the Submitted Local Plan, Policy DM14 of the Emerging Local Plan and will form a further reason for refusal.

Residential Amenity – The concerns with regards to overlooking and loss of privacy are noted. However, the level of overlooking resulting from that proposed would be no worse than the present situation. It is also the case that the distance between the rear elevation of the dwelling proposed and those existing neighbours to the rear, at around 42 metres, is well in excess of the 22 metre minimum set out in the Council's 'Quality Places' Supplementary Planning Document. Loss of privacy could not therefore be used as a reason to refuse the application.

With regards to the other main amenity issues of loss of light and outlook, it would be the existing dwelling, No.7 Grantham Avenue, which would be most affected. While the footprint of the dwelling proposed is not dissimilar to that of the existing dwelling, albeit this has been extended to the rear, it does project deeper at first floor level. Were it not for the presence of the existing dwelling's single storey rear extension and the first floor layout at the rear of bathroom and bedroom, then there would be an unacceptable loss of light and outlook. However, that is not the case in this instance, with the proposal just meeting the amenity requirements in these respects.

Although that proposed may not have any adverse or unacceptable impact upon the amenity of any existing properties, there is some concern with regards to the amenity of future occupiers of the development. The Council's 'Quality Places' Supplementary Planning Document sets out that any new dwelling must include some form of useable external amenity space. In the case of houses, this should be in the form of a private garden with a size no less than 60% of the total floor area of the dwelling which it is intended to serve. Using the submitted measurements included on the submitted drawings of 96.9 sqm floor area and 51.5 sqm garden area, this equates to a garden area of 53%, which is some way under the 60% minimum requirement of the SPD and less than that of the general garden sizes in the surrounding area.

While the proposed development may not result in any unacceptable harm to existing neighbours, the inability to meet the Council's minimum standards in terms of garden size means that the application is considered to be contrary to the amenity requirements of saved Policy 59.BE of the current Local Plan, Policies DM1 of the Submitted and Emerging Local Plans and the Council's 'Quality Places' SPD. This will form a further reason for refusal.

Environmental Sustainability – The Council's 'Environmentally Sustainable Development' SPD

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

requires all new dwellings to meet a minimum of code level 4 of the Code for Sustainable Homes together with a number of other mandatory requirements on water and energy conservation. However, the code has now been revoked with the intension that these requirements will be assessed by Building Regulations. Notwithstanding this, it is Council policy that any new dwellings must meet the equivalent of Code Level 4 with regards to water and energy conservation. This could be secured via a planning condition if the application is approved.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar) and a HRA (Habitat Regulations Assessment) screening was not required due to the modest scale and nature of the development proposed.

The site falls inside the 5.6km buffer zone for the Solent SPA where a contribution is required to mitigate the increased recreational pressure resulting from the development. This has not been secured and will form a further reason for refusal.

OTHER MATERIAL CONSIDERATIONS

n/a

CONCLUSIONS

For the reasons set out above, the application is recommended for refusal.



MR MARK TUSON
54 SUFFOLK DRIVE,
WHITELEY
PO15 7DJ

Application	H/18/83201
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Wednesday 25 July 2018

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/18/83201

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 13 June 2018 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: TWO STOREY AND SINGLE STOREY REAR EXTENSION
Site: 76 ASTRAL GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON,
SO31 4RY

For the following reasons:

- 1 The two storey rear extension would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities enjoyed by the residents of 78 Astral Gardens. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and guidance contained with the National Planning Policy Framework and Council's Quality Places Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: MT/1547/1 Rev A. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve,

whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully



Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. H/18/83201

DESCRIPTION	TWO STOREY AND SINGLE STOREY REAR EXTENSION
ADDRESS	76 ASTRAL GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RY

SITE VISIT	Yes
ARE PLANS ACCURATE?	The information is sufficient to determine the planning application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	<p>The planning application comprises:</p> <ul style="list-style-type: none">• Two storey rear extension alongside the boundary with no.78. The two storey extension has a pitched roof forming a gable end and measures 3.4m(w) by 4m(d) by 6.4m(h).• Single storey rear extension at the side of the two storey extension. The single storey extension has a mono-pitched roof and measures 5.3m(w) by 4m(d) by 3.8m(h).
TOPOGRAPHY	Relatively flat
TREES	None of significant amenity value or covered by a TPO.
BOUNDARY TREATMENT	High panel fencing
SITE CHARACTERISTICS	Two storey detached house set in a good sized plot.
CHARACTER OF LOCALITY	Mixed residential area comprising 1980s/1990s terraced and detached housing on multi-headed cul-de-sacs in West Hamble.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
78 Astral Gardens	<p>I wish to strongly object to an approval of a 2 storey rear extension as submitted in this application. The reasons for my objection are as follows:-</p> <p>1. Visually intrusive. At present No 76 is set back and is turned 90 degrees from my property resulting a blank wall approximately 5mx5m facing my rear garden. By extending this a further 4m will give a 9mx5m blank wall. This will give an appearance of a prison wall not only ugly to look at but will give us a claustrophobic feel in our own back garden. This proposed extension will also seriously restrict sunlight reaching a large proportion of our garden.</p> <p>2. If the above was carried out and we felt forced to move this would no doubt greatly restrict the saleability and reduce the value of my property.</p>
74 Astral Gardens	<p>I would like to raise my concerns with the single storey extension. If my</p>

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	understanding of the drawings is correct, the moving of the garage forward will block the lights into my house through my side window and visually be intrusive. I have a nice view of the field through the window at present and would not like to look into a brick wall! In my view, the lay out and appearance of Astral gardens is rapidly changing due to the easy approval of the planning permissions without the consideration or impact on the neighbouring houses.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	The Parish Council supports this application.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S**Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE****Supplementary Planning Documents:**

- Quality Places
- Residential Parking Standards

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Emerging Eastleigh Borough Local Plan 2016-2036

The Council is at the pre-Submission publication stage (Regulation 19) of the emerging Eastleigh Borough Local Plan for the Period 2016 – 2036. The current consultation stage runs from 25 June until 6 August 2018 with submission to the Secretary of State scheduled for Autumn 2018. The adoption of the Local Plan is anticipated in Summer 2019. Given the status of the emerging Plan, it is considered that limited weight can be attributed to it.

CHARACTER APPRAISAL AREA

Not within detailed Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		
<ul style="list-style-type: none">Comments are noted and the impact on the outlook and light of no.78 & no.74 will be considered in the assessment section. It is noted, however, that the side window in no.74 appears to serve a landing rather than a main living area.The assessment cannot take into account the saleability of the neighbouring properties or loss of a private view as these are not material planning considerations.The proposal does not involve alterations to the existing garage.				

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

MATERIAL CONSIDERATIONS

Saved Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Residential Amenity – 78 Astral Gardens

The application house sits significantly further back in the street than the neighbouring dwelling at 78 Astral Gardens. As a result the side wall of the two storey house is prominently viewed from the neighbour's rear garden. Part of the proposal involves a 4m deep two storey rear extension positioned alongside the boundary with no. 78. The extension, when combined with the massing of the existing house, will create a very long two storey wall with the last 8.5m running directly alongside the neighbour's garden. As such the two storey rear extension will visually dominate the neighbour's garden and make the back of their property feel much more enclosed and overshadowed than at present. An objection has been raised by the residents of no.78 on this basis. For these reasons the proposed two storey rear extension is considered contrary to Saved

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy 59.BE of the Eastleigh Borough Local Plan (2001-2011) and guidance contained within the National Planning Policy Framework and Quality Places SPD.

Residential Amenity – 74 Astral Garden

The two storey rear extension is a reasonable distance away from the property at 74 Astral Gardens and due to the staggering of the properties is not considered to have a material impact on this neighbour's outlook or daylight. The single storey rear extension will be mostly hidden behind the property's existing garage and its smaller proportions means it is also not considered to have a material impact on the outlook or daylight of 74 Astral Gardens.

Other Considerations

- The design of the two and single storey rear extension is considered to fit in with the appearance of the existing house. The extension is positioned at the rear of the property where it cannot be easily viewed from the public realm and will fit in with the residential character of the locality.
- The proposal will not introduce any side facing windows and is not considered to have an unacceptable impact on the privacy of the neighbouring dwellings.
- The proposal will not increase the number of bedrooms at the dwelling and therefore will not affect the property's parking provision.
- The site retains a reasonable sized garden and the proposals are not considered to result in the overdevelopment of the plot.
- The householder proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development even though it falls inside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Refuse

MISS POPPY MCNEE
D U S T DESIGN LTD 9 ST CLEMENT STREET
WINCHESTER
SO23 9HH

Application	H/18/83169
Please ask for	Jagdeep Birk
Direct dial	023 8068 8123
Working hours	Mon to Fri 8:30am to 5pm
Email	jagdeep.birk@eastleigh.gov.uk

Tuesday 4 September 2018

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/18/83169

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 July 2018 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: First floor garage extension, addition of side facing dormers
(amended description)
Site: 34 OLD PRIORY CLOSE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4QP

For the following reasons:

1

1) The first floor extension due to its siting, design, massing and scale, would create an unattractive and incongruous feature at odds with the appearance of the house and neighbouring properties and detrimental to the character and pattern of development within the locality. The proposal is contrary to, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, Quality Places Supplementary Planning Guidance (2011).

- 2
- 2) The proposal due to its siting and positioning of the dormer windows would result in an unacceptable loss of privacy enjoyed by the occupiers of 33 and 35 Old Priory Close. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Quality Places Supplementary Planning Document (2011).

Note to Applicant: The application was refused following the assessment of the following plans: A-103-PRI-PL-000, A-103-PRI-PL-010 Rev P3, A-103-PRI-PL-011 Rev P3, A-103-PRI-PL-012 Rev P3, A-103-PRI-PL-013 Rev P3, A-103-PRI-PL-220 Rev P3, A-103-PRI-PL-221 P3, A-103-PRI-PL-222 Rev P3, A-103-

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire. SO50 9YN

T: 023 8068 8000 E: direct@eastleigh.gov.uk W: www.eastleigh.gov.uk

PRI-PL-223 Rev P3, A-103-PRI-PL-230, Rev P3, A-103-PRI-PL-231 Rev P3.
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully



Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. H/18/83169

DESCRIPTION	First floor garage extension, addition of side facing dormers (amended description)
ADDRESS	34 OLD PRIORY CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4QP

SITE VISIT DATE	15/8/2018, 31 and 32 visited
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	<ul style="list-style-type: none">The application is proposing a first floor extension over the garage and two dormer window to the side elevation
TOPOGRAPHY	<ul style="list-style-type: none">Slight incline upon approaching the dwelling from the front
SITE CHARACTERISTICS	<ul style="list-style-type: none">The application site contains a two storey detached dwelling sited of a mock tudor styleThere is a single storey garage which juts out prominently owing to the bulky roof profileA single storey rear extension has been constructedUpon entering this section of the cul-de-sac the dwelling is clearly visibleThere are two off road parking spaces
CHARACTER OF LOCALITY	<ul style="list-style-type: none">Old Priory Close features large detached family dwellings in a dense development

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72462	Single storey rear extension	Granted 12/6/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
31 Old Priory Close	I wish to raise queries only at this stage. I have looked at the plans and communicated with the applicant. However, I am uncertain as to the impact (if any) on my property. Specifically, I wish for clarification on, if the windows at the rear of the proposed extension will look into the front of my property, and whether the height of the proposed extension will block light from my property especially upstairs. I would request a site visit prior to any building

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	work commencing.
32 Old Priory Close	We believe we should be part of the consultation at 32 Old Priory Close. The proposed development is adjacent to our shared driveway with neighbours and therefore the work and development will directly affect us. Please send us the appropriate planning and consultation comment documents
33 Old Priory Close	<ul style="list-style-type: none">• Development will overhang property and no notice was served• Health and safety issues from building• First floor lacks subservience• The proposed extension will also have a detrimental impact on living conditions within our property• Overlooking from side dormers, invading privacy• Disruption during construction including impact upon parking

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	I am responding under delegated authority on behalf of the Parish Council: The Parish Council has no objection to this planning application.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

<p>Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T</p> <p>Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.</p> <p>Emerging Eastleigh Borough Local Plan 2016-2036 The Council is at the pre-Submission publication stage (Regulation 19) of the emerging Eastleigh Borough Local Plan for the Period 2016 – 2036. The current consultation stage runs from 25 June until 6 August 2018 with submission to the Secretary of State scheduled for Autumn 2018. The adoption of the Local Plan is anticipated in Summer 2019. Given the status of the emerging Plan, it is considered that limited weight can be attributed to it.</p>
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DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)
Supplementary Planning Guidance: Bursledon, Hamble-le-Rice and Hound Character Area (2008)

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 59 (Summary Description Only)

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 130 that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

The plans are available online to view. The plans showed no encroachment onto neighbouring land. The occupier of 31 has been visited and a phone conversation has been had regarding the application

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Saved policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Impact upon the Character and Appearance

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 requires development to take full and proper account of the context of the site including the character and appearance of the locality. This requirement is reiterated within the guidance contained within the Council's adopted Quality Places Supplementary Planning Document, as well as in the NPPF which states that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (paragraph 130).

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others. Further to which the SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene

The application site contains a detached two storey dwelling set at the front of the cul-de-sac dwelling and is the largest on this particular section of the cul-de-sac. The garage juts out considerably from the front elevation with a sizeable cropped gable end roof which adds to the visual prominence of the host dwelling within the streetscene.

The application is proposing a first floor extension to be built on top of the existing garage which will have two dormers and roof lights. The existing garage is of considerable size and the siting of a first floor at such a prominent position would be contrary to the pattern of development within the locality. The proposal exhibits no element of subservience instead creating a continuous and excessive building mass where the resultant property would appear far larger than the neighbouring properties. The proposed first floor extension would exacerbate the bulk and would subsume the character of the host dwelling and would result in a dominant and top heavy appearance which would be visually obtrusive

Residential Amenity

The Quality Places SPD requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved, and that a high standard of privacy is required when extending at the rear.

Old Priory Close is a dense development where the boundaries between the neighbours are not overly generous given the size of the properties, where there is approximately half

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

a metre separation from the flank walls to the boundary treatments.

This site circumstance has meant that there is already mutual over-looking and a proposal would have to be considered detrimental to the amenity of neighbours to potentially warrant a refusal. A number of neighbouring properties have dormers and their placement does not allow for direct overlooking. The Quality Places SPD generally takes into account privacy of neighbours at the rear not the front. However as there are habitable rooms at the front it is considered appropriate assess the potential impact from the proposed dormers. The dormers at the front elevation which will serve the first floor extension above the garage and will be sited 17 metres away from the occupiers of number 36 and will allow for overlooking into the bedroom and lounge windows. Number 33 sits to the north of the host dwelling where two further dormers are proposed on the roof. Currently there is window which appeared to serve a bedroom and two roof lights at the host dwelling. These windows are directly opposite the neighbours bathroom, now while the privacy impact to bathrooms are not considered with the same virtue, the close proximity of the proposed side dormers would mean the perception of overlooking would be significantly more than what is experienced currently.

Parking

The Residential Parking Standards SPD requires a four plus dwelling to be able to provide for at least three off road parking spaces; which the site is able to accommodate.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development though it falls inside the designated zone of impact because of its siting.

CONCLUSION

1) The first floor extension due to its siting, design, massing and scale, would create an unattractive and incongruous feature at odds with the appearance of the house and neighbouring properties and detrimental to the character and pattern of development within the locality. The proposal is contrary to, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, Quality Places Supplementary Planning Guidance (2011).

2) The proposal due to its siting and positioning of the dormer windows would result in an unacceptable loss of privacy enjoyed by the occupiers of 33 and 35 Old Priory Close. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Quality Places Supplementary Planning Document (2011).