

Outbuilding, 5 Viney Avenue, Romsey, SO51 7NR

## **Planning Statement**

### **Introduction**

The outbuilding is used as a freezer serving 5 Viney Avenue. To meet certain food regulation standards, this will need to be kept at a certain temperature at all times. This freezer storage will also have to be large enough to meet the needs of the business.

### **The Site and its Context**

The outbuilding is one of many serving commercial properties along Viney Avenue. These outbuildings are located to the rear of the commercial properties with access from St Blaize Road.

### **The Proposal**

Retrospective planning is sought for the installation of a condensing unit to the roof of outbuilding.

### **Planning Policy Context**

The Development Plan for the area comprises:

1. The Test Valley Borough Revised Local Plan DPD (2011-2029)

The Viney Avenue is not subject to any designations.

### **Policy E1**

- a) Should not detract from the dominance of, or interrupt important views of, key landmark buildings or features.*
- b) Makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.*

The condensing unit is installed above your eyeline on a flat roof therefore not dominating the site and is using the space on the flat roof efficiently without taking away from the surrounding communal space. There are no key landmark building or features in the surrounding area.

### **Policy E2**

- a) To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that:  
- it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located*

The unit is installed on the top of a flat roof of an outbuilding. The view from the public road, St Blaize Road, is well hidden with trees and hedging, which remain unharmed,

therefore the unit is not harming the character of the surrounding area. The only significant views of the unit are from within the private service yard of the shopping parade and rear windows of flats above.

### **Policy E8 - Pollution/Noise Pollution**

This policy requires that all development should:

*a) Development which will generate noise and vibration must not cause unacceptable levels of disturbance to nearby uses. The Council will not restrict the future intensification of such development provided that the changes to the development would not be likely to result in significant adverse impacts on nearby land uses.*

The new condensing unit has to be sited directly adjacent to the freezer. The condensing unit will work at a peak noise level of 59dBA, which is equivalent to the sound experienced from normal conversation at 3 ft away.

The unit is located approx. 6-7m from the nearest residential window over the rear of the parade of shops. The siting and noise level of the unit is therefore deemed to be acceptable for the site and to not have any detrimental impact upon the amenity of residential properties.

### **Policy LHW4 - Amenity**

*a) Residential amenity is of considerable importance to the wellbeing of the public in terms of enjoying their private open space without being overlooked or experiencing overbearing effect on their living conditions. Residential amenity can potentially be affected by a number of factors such as noise, smells and changes in level of light.*

As the unit has been installed approx. 6-7m away from the nearest residential window, it is deemed to have no overbearing impact upon residential amenities regarding communal space, noise and levels of light.

Approximately the same levels of noise would be emitted from an air source heat pump if a resident from the neighbouring flats were to install one under permitted development rights on the adjacent building.

### **Conclusion**

To conclude, the condensing unit is required to keep a large enough freezer storage at the correct temperature to meet the needs of the business.

It is not deemed to be causing any detriment to the amenity of the nearby residential properties or harming the character or appearance of the local area.

We hope therefore it will be considered suitable for Planning Permission.

May 2024