
Appeal Decision

Site visit made on 24 July 2017

by Ken Barton BSc(Hons) DipArch DipArb RIBA FCI Arb

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 03 August 2017

Appeal Ref: APP/W1715/W/17/3171184

Hillier Garden Centre, Woodhouse Lane, Botley SO30 2EZ

- The appeal is made under section 78 of the *Town and Country Planning Act 1990* against a refusal to grant planning permission.
 - The appeal is made by Hillier Nurseries Limited against the decision of Eastleigh Borough Council.
 - The application Ref F/16/79511, dated 3 November 2016, was refused by notice dated 1 February 2017.
 - The development proposed is an extension to the main building and the provision of an overflow car park.
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Decision

1. The appeal is allowed and planning permission is granted for an extension to the main building and the provision of an overflow car park at Hillier Garden Centre, Woodhouse Lane, Botley SO30 2EZ in accordance with the terms of the application, Ref F/16/79511, dated 3 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PA15-135 01B, 03C, 09, 10A, and 11.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in type, colour, and texture those used on the existing building.

Effect on the Character and Appearance of the Surrounding Countryside

2. The appeal site lies within a Local Gap and in the countryside between Botley and Hedge End. It is accessed from Woodhouse Lane and there is parking in front of, and to a side of, the existing main building. There are a number of other buildings and structures within the site, including aquatics and pets buildings and a hand car wash.
3. The proposed extension would add a new bay to the existing building, including an enlarged café and kitchen together with updated customer toilets and baby change facilities. The height of the new bay would be greater than the existing. There would also be an overflow car park that would only be used at busy times such as Bank Holidays. The Council's highways engineer raises no objection and notes that "The new facilities are aimed at improving the customer experience rather than adding to it, with the existing café area simply being made better, and the improved toilets etc. simply being ancillary to this.

As such, it is not foreseen that additional multimodal trips will be generated by the proposals – ie the facilities are already there for anyone that wants to use them”. I agree that the proposed kitchen/restaurant would be subsidiary to the garden centre use of the site as required by saved *Eastleigh Borough Local Plan Review* (LP) Policy 1.CO and 11.CO ii).

4. There is boundary screening to the west, south and east of the main building and the front elevation is set back from the road such that the existing building is only visible in short distance views when approaching from either direction along Woodhouse Lane. The proposal would have a gable end rather than hipped but would be seen against the background of the existing buildings and structures on the site and would be within the developed area rather than extending it further into the Local Gap or the countryside. The intrinsic character of the countryside would be preserved and the proposal would accord with saved LP Policies 3.CO, 11.CO i), 18.CO and 59.BE and *Submitted Eastleigh Borough Local Plan* (SLP) Policies DM1 and DM16.

Conditions

5. In addition to the standard time condition the Council has suggested two additional conditions. I agree that, in the interests of clarity, the approved drawings should be listed and that to safeguard the character and appearance of the surrounding area the materials should be required to match the existing.

Ken Barton

INSPECTOR