REF. NO. F/11/69803

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Partial change of use from shop (A1) to tattoo studio (sui generis). 2 Riverside, Bishopstoke, Eastleigh, SO50 6LP.

SITE VISIT DATE – 09/11/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to turn an existing back room of a barbers shop to a tattoo studio. There will be no external or other physical alterations to the building.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	n/a
TREES	n/a
BOUNDARY TREATMENT	n/a
SITE CHARACTERISTICS	Existing barber shop in an old parade of shops fronting onto the river with rear access via Montague Road.
CHARACTER OF LOCALITY	The site is within the Bishopstoke Conservation Area and is a mix of small retail and commercial units, as well as residential properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
1950	Shop.	Approved 1897

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No comments received.

POLICY CONTEXT

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

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE, 139.TC & 169.LB
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Document : Bishopstoke Conservation Area Appraisal and Management Plan

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development
PPS 5 - Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout and design, impact on the amenity of the area and neighbouring properties, as well as the impact upon the street scene and character of the conservation area.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

The small scale of the proposal does not warrant requiring transport or other planning contributions.

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."*

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The proposal is considered to comply with relevant Development Plan policies.

REF. NO. F/11/69803

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the principle of development is acceptable, with any formal 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 guidance. In this case the relevant policies are saved Policies 59.BE, 139.TC and 169.LB of the Eastleigh Borough Local Plan Review (2001-2011).

Policy 59.BE requires all new development to take appropriate account of its context and surrounding uses by not adversely affecting amenity.

Policy 139.TC deals with the change of use of premises within identified shopping areas, of which Riverside is one, and states that no more than 35% of shop frontages can be in non-A1 retail use. Given that the tattoo studio will be a secondary use to the existing barbers, which is an A1 use, there will be no change to the existing proportion of A1 and non-A1 uses.

Policy 169.LB relates to development within conservation areas and states that it should be appropriate and not result in harming the character or appearance of the conservation area.

Layout & Design – There will be no external changes to the building, only a change to the use of a back room from storage to the proposed tattoo studio which will still be accessed via the existing front entrance to the barbers.

Amenity – The proposed use is not considered to result in any unacceptable harm or disturbance to neighbouring occupiers of uses due to the nature of the intended use and its very small scale.

Street Scene & Area Character – As there will be no external alterations to the building and no adverse impact upon the amenity of the area, the proposal is considered to be appropriate and acceptable in terms of any impact upon the Bishopstoke Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.