REF. NO. F/12/70653

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Change of use of ground floor from B1 (office) to A1 (retail) & alteration to entrance Bovis Homes Area Office St Lukes Close Hedge End Southampton SO30 2US

SITE VISIT DATE – 24/4/12

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	180m2
TOPOGRAPHY	Level
TREES	None
BOUNDARY TREATMENT	Open
SITE CHARACTERISTICS	Fairly open
CHARACTER OF LOCALITY	Mixed. Directly adjacent to a shopping parade.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19193/29	Reserved Matters: Construction of 5 single storey shop units and 1 two storey office. *(No restrictions on opening hours or delivery times of existing shops).*	Permit 1991

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transportation & Engineering	**No objection** In regard to vehicle parking, as the car park is shared with similar uses, it would be anticipated that the flow of cars between spaces will ensure adequate parking is available. Some cycle parking should however be provided. In regard to the change of use, specifically in regard to additional multimodal trip rates, there will of course be an increase in trips to/from the site as a A1 use opposed to B1. In line with the HCC Transport Contributions, an increase in multimodal trips has been calculated at

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	£14,845 (+ indexation).
Town Council	No objection
Environmental Health	No objection Recommend conditioning - Opening hours between 06.30 to 22.00 (all week) - Deliveries between 06.30 to 22.00 Mon- Sat and 07.00-21.00 Sun and bank holidays.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Shopping Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 139.TC
Supplementary Planning Development: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to

COMMENT ON CONSULTATION RESPONSES

- It is not appropriate to condition opening and delivery time when the adjoining five shops are unrestricted.
- It doesn't appear that there is space within the site to accommodate cycle storage, without obstructing the site entrance ore taking out landscaping. However, a sustainable transport contribution, which can mitigate this shortfall.

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

A sustainable transport contribution of £14,845 plus indexation is required. The agent has indicated this will be paid upfront.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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."

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.

Policy 139.TC supports the change of use of ground floor premises within allocated local retail parades to non-A1 provided the total non-A1 does not exceed 35%. Currently this is at 34% and with this change of use, the figure will be reduced, thus supporting this policy principle.

- The office building has been vacant for 4 plus years. It is located at the end of a small shopping parade and within a designated shopping area. Therefore the principle of changing the use of the ground floor to A1 retail is acceptable.
- In front of the building is a large communal car park, which should provide sufficient space for the new and existing retail outlets. The small shopping parade is located within the local community and it is expected that some customers will chose to walk.
- The alterations at the front of the building consist of new doors and larger display windows. These are typically found on shops and will not materially affect the character of the building.
- The upper floor of the building will remain as an office, which is not a noise sensitive use. There are residential properties to the rear of the site, but the small amount of additional noise and disturbance from the retail use should not be particularly noticeable when compared to that of the existing shopping area.
- The building backs onto an existing service yard which can be utilised for deliveries and rubbish collection/ storage.

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

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 legislative background.

CONCLUSIONS

Recommend Permit subject to securing developer contributions.

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