**REF. NO. F/14/74156**

## PLANNING APPLICATION REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Change of use from A1 (Retail) to A2 (Financial and professional services).<br>Unit 2 Lankester House 1 Freegrounds Road Hedge End Southampton SO30 0HG |

SITE VISIT DATE – 11th April 2014

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - yes

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DESCRIPTION OF APPLICATION | The application is for the change of use of premises from a shop (class A1) to an office (class A2). The proposal does not involve any external alterations. There is no parking spaces associated with the unit. |
| SITE AREA | 52.5m2 |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | n/a |
| TOPOGRAPHY | The site is level |
| TREES | N/a |
| BOUNDARY TREATMENT | none |
| SITE CHARACTERISTICS | The site forms a single unit at ground floor within a larger two storey detached building that has been converted into a number of retail/commercial/office units. The building is surrounding by hardstanding beyond which is parking associated with other units and nearby premises. The unit itself does not benefit from any parking. |
| CHARACTER OF LOCALITY | The site is located at the end of Freegrounds Road which is principally residential in nature and a cul de sac. The site also faces onto St Johns Road which is commercial in nature at this point. Adjacent to and north of the site is a relatively large expanse of public open land laid as grass which provides landscaping to the general surrounds. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/27911/002/00 | CONVERSION TO OFFICES WITH EXTERNAL ALTERATIONS AND ASSOCIATED PARKING | Permit 23/10/1985 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None received | |

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**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| HEG | No objection |
| ENG | No objection |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within a secondary shopping frontage<br>Within a village centre<br>Within a flood zone 2 and 3<br>Within 25m of a river buffer |

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

Eastleigh Borough Local Plan Review (2001-2011) 25.NC, 43.ES, 59.BE, 138.TC
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1, DM4, DM20
Supplementary Planning Document: Planning Obligations
Town Centres, Local Centres and Shopping Parades – Details of Occupancy' background Paper published July 2013

**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 loss of A1 and proposed A2 use, impact upon the flood zone, highway safety and planning obligations considerations.

**COMMENT ON CONSULTATION RESPONSES**

No comment

**COMMENT ON REPRESENTATIONS RECEIVED**

None received

**PLANNING OBLIGATION/CONSIDERATIONS**

In this instance no obligations are requires noting that the proposed use would generate less multi modal trips than the existing use.

**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*

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**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

*unless material considerations indicate otherwise."*

Saved policy 59.BE of the Local Plan and policy DM1 of the revised draft 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 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.

Saved policy 139.TC permits changes of use from A1 to A2 uses provided that no more than 35% of the total shopping frontage length of the centre would be given over to non A1 retain uses. This approach in reflected in policy DM20 of the revised draft Eastleigh Borough Local Plan 2011-2029 however that policy does allow proposals that would increase this proportion where justified.

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

In this case policy issues for consideration include: loss of A1 and proposed A2 use, impact upon the flood zone, highway safety and planning obligations considerations.

**Loss of A1 and proposed A2 use**

The site is currently vacant however 'Town Centres, Local Centres and Shopping Parades – Details of Occupancy' background Paper published July 2013 shows the unit occupied with an A1 use. Planning history for the site shows that the site was previously used as A2 prior to its current A1 use. The site is identified within both the current local plan (para 8.3) and the revised draft Eastleigh Borough Local Plan 2011-2029 as a district centre. The site is also within a secondary shopping frontage. Therefore the policy allows change of use to A2.

**Flooding**

The site is located in flood zones 2 and 3 and within 25m of a River Buffer. The Technical Guidance to the NPPF notes this use as 'less vulnerable' and therefore appropriate development within these flood zones. The guidance does call for a FRA in flood zone 3 however as the proposal is a change of use from A1 to A2, no alterations are proposed to the existing unit, and the proposal is likely to generate less multi modal trips, it is not considered reasonable to request an FRA in this particular circumstance.

**Highway Issues**

The application proposes no parking and the existing unit does not benefit from parking. Highway Officers note that the proposed use would generate less parking and as such they have no objection to the application.

**Nature Conservation**

The proposal is/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/was not required for this development as it falls outside/inside the designated zone of impact.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement.

With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

**CONCLUSIONS**

The recommendation is to permit.