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10 May 2013
Our ref. K1596/ 01/ DS

Development Control Unit
Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh SO50 9YN

DESIGN & ACCESS STATEMENT

Application for Certificate of Lawful Development: Change of 1st and 2nd floor office accommodation into 2 x two bedroom flats at Grayton House, 26A High Street, Eastleigh, SO50 5LD in accordance with Part 3 Class F Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2012.

1.0 Use

1.1 This application applies to the change of use of parts of the 1st and 2nd floor office accommodation within the existing two-storey High Street office unit into 2 x two bedroom flats. The existing and proposed arrangement of the Ground, 1st and 2nd Floor accommodation is set out on drawings K1596/03/01 to 04.

1.2 There are no proposed changes to the external elevations. The doors and glazing will remain unchanged. The two new flats gain access from the existing staircase and entrance from the High Street. The Ground Floor will remain as office space.

1.3 The proposed development is in accordance with The Right Hon Eric Pickles MP statement in September 2012 introducing measures to increase footfall in the High Street. New Planning rights effective from 1 October 2012 permit two flats, (previously 1), to be created in offices under new permitted development rights. This applies to A1 (retail units) and A2 (financial/professional service units) situated on the High Street.

1.4 We understand under permitted development rights there is no requirement to provide affordable housing, or to make financial contributions for open space or highway improvements, car parking and suchlike and we may therefore proceed without making a formal planning application.

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