REF. NO. F/16/78670

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Part change of use of ground floor from A1 (retail) to A2 (financial & professional services) with single storey rear extension, external staircase to rear & external alterations to building Fryern Hill Post Office 13 Oakmount Road Chandler's Ford Eastleigh SO53 2LG

SITE VISIT DATE – 14/07/16

ARE PLANS ACCURATE? - It is considered that sufficient information has been provided to allow for the assessment of the development proposed.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? – Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes a change of use of part of the ground floor from an A1 use to an A2 use, the first floor would be used as offices in connection with the ground floor A2 use. A single storey extension to the rear of the building to provide an additional entrance and lobby. A new external staircase/fire escape is proposed following the removal of the existing spiral staircase. The plant area to the rear/side of the building will be removed. External changes to the building are also proposed including alterations to the windows and doors, rendering of the building and the addition of external timber cladding.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat and level
TREES	None that would be affected by the proposed development
BOUNDARY TREATMENT	None
SITE CHARACTERISTICS	The site consists of a two storey detached building previous used on the ground floor as an A1 retail use with associated offices on the first floor. There is a small car parking area to the rear of the building.
CHARACTER OF LOCALITY	To the northwest of the building is the supermarket Waitrose with their associated car park to the rear of the application site. To the southeast of the site is Corals betting shop. Further to the north of the site is Fryerns shopping area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/12722/012/00	Display of internally illuminated fascia and projecting signs	Advert consent 04/11/1994
A/12722/010/00	Display of two illuminated fascia signs	Advert consent 09/01/1986
Z/12722/006/00	Installation of shop front	Refused 28/11/1985
A/12722/007/00	Display of 4 illuminated fascia signs	Refused 28/11/1985
Z/12722/004/00	Demolition of the cottage and outbuildings and erection of 2 no shops and offices	Permit 13/07/1984
Z/12722/003/00	Change of use of storage area to shop for retail purposes	Refused 10/09/1981
Z/12722/002/00	Extension to Store	Permit 12/09/1980
Z/12722/001/00	Change of use from off-licence to wine bar	Refused 31/07/1979
Z/12722/00H/00	Erection of two maisonettes and garages	Refused 20/06/1977
Z/12722/00F/00	Conversion of garage to shop and building of store room	Refused 13/08/1976
A/12722/00E/00	Illuminated double sided box sign	Consent 23/07/1976
Z/12722/00D/00	Alterations to Off-Licence	Permit 26/03/1976
Z/12722/00A/00	Change of use to dental surgery and consulting rooms	Refused 07/04/1975

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation and Engineering	No objection – the proposed use (A1/A2 mix) will likely result in a reduction in trip rates, compared to the existing permitted (A1) use, and as such there is no requirement for developer contributions. Additionally, the minor extension to the rear will not impact on the availability of parking.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Mixed Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 133.TC, 138.TC, 104.T, 141.TC, 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014 Policies DM1, DM20, DM24

Supplementary Planning Document: Quality Places
Background paper: Town Centres, Local Centres and Shopping parades – Details of Occupancy

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

The NPPF sets out a presumption in favour of sustainable development which lies at the heart of the Framework (Para. 14). It also requires that development does not undermine the quality of life, emphasises the importance of good quality design, the creation of attractive places, as well as the ensuring of a good standard of amenity for existing and future residents (Para. 17).

It advocates that the planning system should encourage the effective use of land by reusing land that has been previously developed (brownfield land) (Para. 17) and support sustainable economic growth (Para. 19). In addition, it indicates that investment in businesses should not be over-burdened by the combined requirements of planning policy expectations and requires that policies are flexible enough to respond to changes in economic circumstances (Para. 21). Paragraph 23 sets out a for planning policies to promote competitive town centre environments that provide customer choice and a diverse retail offer and which reflect the individuality of town centres, and recognise town centres as the heart of their communities and pursue policies to support their viability and vitality (Para. 23).

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of the proposed change of use, parking and highway safety, and the impact of the proposals on the vitality, viability and character of the existing district centre, as well as the amenity of the occupiers of neighbouring residential properties.

COMMENT ON CONSULTATION RESPONSES

See report

COMMENT ON REPRESENTATIONS RECEIVED

None received

PLANNING OBLIGATION/CONSIDERATIONS

N/A

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."*

Development Plan Policies

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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 133.TC states further development for retail and town centre uses or other community services will be permitted in the identified district centres, village and local centres and neighbourhood parades, as shown on the proposals map provided it meets all the following criteria: i. does not undermine the commercial coherence of the existing centre; ii. is not of a format or scale which would increase distances travelled or which would undermine the role of another centre; iii. provides a continuous visible retail frontage, which avoids creating blank frontages; iv. shows that all storeys are designed for active use such as housing or office use v. enhances and adds vitality to the centre, by providing a varied and interesting design and conforms to Policy 59.BE; and vi. enhances community safety.

Policy 138.TC states Within the secondary zones of the identified town and district centres, as shown on the proposals map, a change of use or redevelopment to A2, A3, A4 or A5 or club, leisure or cultural use will be permitted. A proposal for an A5 use should also comply with policy 142.TC.

Policy 141.TC states proposals in shopping areas identified in on the proposals map to put the upper floors of premises to use will be permitted provided: i. the amenity of the upper floor use would not be adversely affected by the existing ground floor use; and ii. it makes adequate provision for the disposal, storage and collection of waste.

Saved Policy 104.T requires the provision of adequate off-highway parking to serve the development up to the maximum standard set out in respect of the accessibility of that development.

MATERIAL CONSIDERATIONS

Principle

The application site falls within the urban edge where the basic principle of development is considered to be acceptable, as well as forming part of an established district centre. This being the case, the most relevant policy is Saved Policies 133.TC, 138.TC and 141.TC of the Eastleigh Borough Local Plan review 2001-2011. These Policies aim to protect a choice of day to day shops locally which reflects the Council's commitment to maintaining a string core of retail uses in designated centres and neighbourhood parades.

Impact on the character of the district centre

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The application proposes a change of use of part of the ground floor from an A1 use to an A2 use. The first floor of the building will also be used in conjunction with the A2 use. Policy 138.TC states that within the secondary zones of identified town and district centres a change of use to A2 will permitted. The proposal is therefore considered to be an appropriate use within the district centre.

The proposal will maintain an active frontage and it is a use that attracts customers and therefore the proposal is considered to contribute to the vitality and viability of the district centre. The existing building has been vacant since 2009 and the re-use of the building is considered to improve the character of the district centre.

The proposal is therefore considered to comply with Policy 133.TC and 138.TC of the Local Plan.

Policy 141.TC states that proposals for upper floor use will be permitted provided: i. the amenity of the upper floor use would not be adversely affected by the existing ground floor use; and ii. it makes adequate provision for the disposal, storage and collection of waste. The supporting statement submitted with the application states that the upper floor was previously used as offices in connection with the retail use. The upper floor is proposed to be used as offices in connection with the A2 use. It is considered that this is an appropriate use for an upper floor in a district centre and would not impact on the amenity of the ground floor user. The proposal is therefore considered to comply with Policy 141.TC of the Local Plan.

Layout, design and impact on character of the area

The existing building on the site has been vacant since 2009 and the existing windows on the building are boarded up. The application proposes external changes to the building including alterations to the windows and doors, rendering of the building and the addition of external timber cladding.

It is considered that the surrounding building have large amounts of glazing on the lower floor. It is considered that the proposed external changes to the building will improve the appearance of the existing building and therefore no objection is raised to these changes.

An extension is proposed to the rear of the building to provide an additional entrance and lobby area. It is considered that the proposed extension is considered to be acceptable in terms of its form and design and would be in keeping with the existing building on the site. The proposed extension would not be highly visible from Oakmount Road, but would be visible from the Waitrose carpark. However, due to the acceptable form and design of the proposed extension it is not considered to cause material harm to the wider character of the area.

It is considered that the alterations to the fire escape would improve the appearance of the building.

The proposal is therefore considered to be acceptable in terms of its form and design would not impact on the character of the wider area in accordance with Policy 59.BE of the Local Plan.

Amenity

Residential dwellings are located opposite the application site. Due to the existing permitted use of the site and the surrounding uses, it is considered that the proposal would not cause material harm to the amenities of the neighbouring properties.

Consideration has been given to the matter of hours of operation of the unit and whether there is a need to restrict these by way of condition in the interest of neighbouring amenity. In this instance,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

however, taking into account the location of the unit and the nature of the proposed use, as well as no current restrictions on the existing use of the unit, it is not considered that such a condition would be either reasonable or necessary in this case.

The proposal is therefore considered to comply with Policy 59.BE of the Local Plan.

Parking and highway matters

There is a car park located to the rear of the site. Following consultation with the Council's Head of Transportation and Engineering the proposed use will likely result in a reduction in trip rates, compared to the existing permitted use. The extension to the rear of the building will not impact on the availability of parking. Due to the reduction in trip rates no developer contributions are required. The proposal is therefore considered to accord with the requirements of Saved Policy 59.BE (v.) and 104.T which require the provision of a satisfactory means of access and layout for vehicles.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 proposal is considered to be acceptable.