SIMPSON HILDER
ASSOCIATES LIMITED

STATEMENT IN CONNECTION WITH NOTIFICATION FOR PRIOR APPROVAL

IN CONNECTION WITH:

PROPOSED ALTERATIONS & DEVELOPMENT
62 MARKET STREET
EASTLEIGH
HAMPSHIRE
SO50 5RB

FOR:

JBH LTD.

DECEMBER 2016

SIMPSON HILDER ASSOCIATES LIMITED
67a HIGH STREET, LYNDHURST, HAMPSHIRE, S043 7BE

Contents:

1.0 Introduction

2.0 Overview of Proposals

3.0 Site Assessment and Context

4.0 Transport & Highways

5.0 Contamination

6.0 Flood Risk

7.0 Retail Sustainability

8.0 Summary

1.0 INTRODUCTION:

1.01 This Statement has been prepared to accompany a Notification for Prior Approval for a proposed Change of Use of a building from A2 Use to a use falling within Class C3 (Dwellinghouses), and for Associated Operational Development. At 62 Market Street, Eastleigh, Hampshire, SO50 5RB.

1.02 The application is submitted following a Pre-Application submission to the Local Planning Authority for works at 62 Market Street, which included the proposed change of Use of the existing upper floor.

2.0 OVERVIEW OF PROPOSALS:

2.01 The proposals are for the separation of the existing ground floor A2 (Estate Agency) premises fronting on to Market Street from the first floor accommodation to create a separate, first floor flat. The proposals are indicated on drawings no's 8098.100 & 101.

3.0 SITE ASSESSMENT & CONTEXT:

Location:

3.01 62 Market Street is a mid-terrace property situated in the centre of Eastleigh's retail / commercial district, to the western extent of the Eastleigh conurbation. The demise fronts on to Market Street to the west and Mitchell Road to the east, with adjoining properties to the north and south.

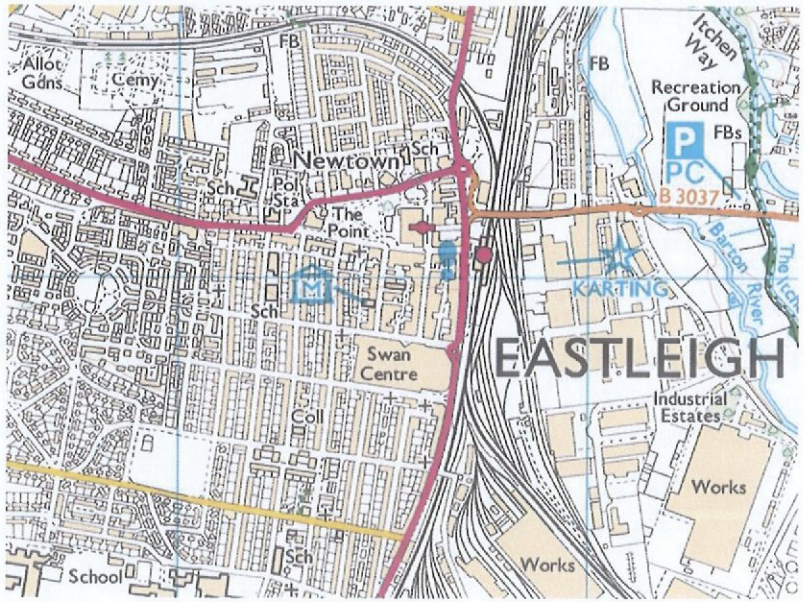


Fig 1: Location Map

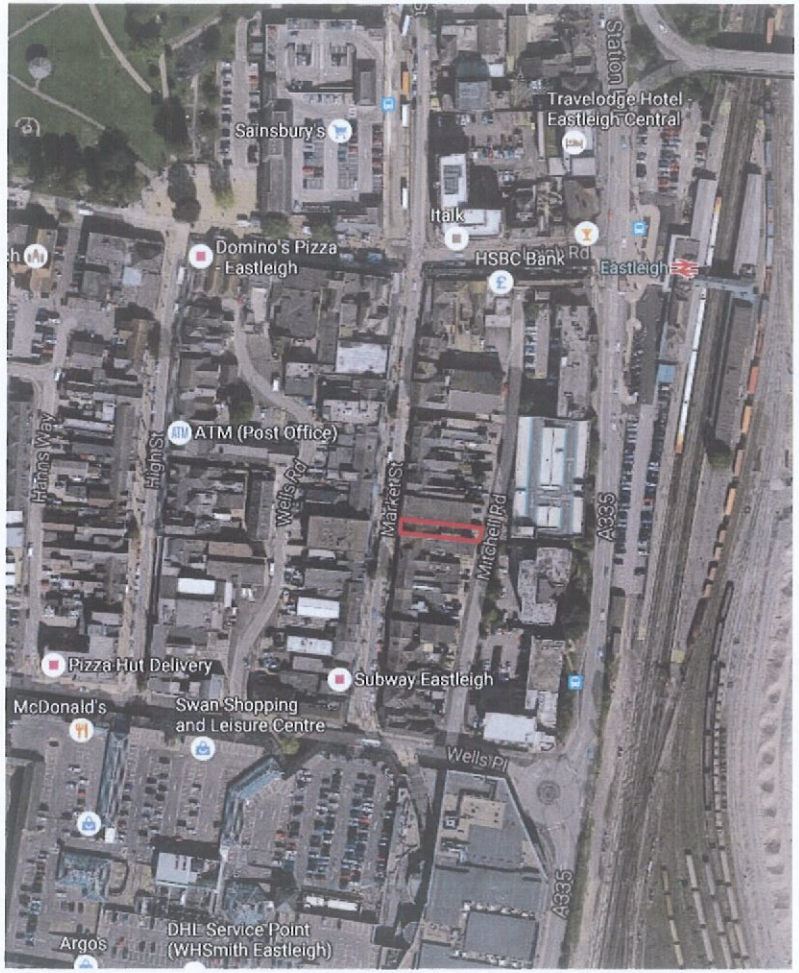


Fig 2: Aerial View

4.0 TRANSPORT & HIGHWAYS:

4.01 The site is situated in the centre of Eastleigh. It is within 150 metres of Eastleigh mainline train station on Southampton Road, and the Eastleigh bus terminal on Upper Market Street.

4.02 The LPA's response dated 21 November 2016 to the initial Pre-Application enquiry confirmed that, given the location of the site and the accessibility to good public transport links, no car parking provision for new flats would be required, provided that secure cycle parking provision was made (for 2no cycles per flat) and that all occupiers / purchasers were made aware that no parking was provided and that residents would not be entitled to resident parking permits in the area.

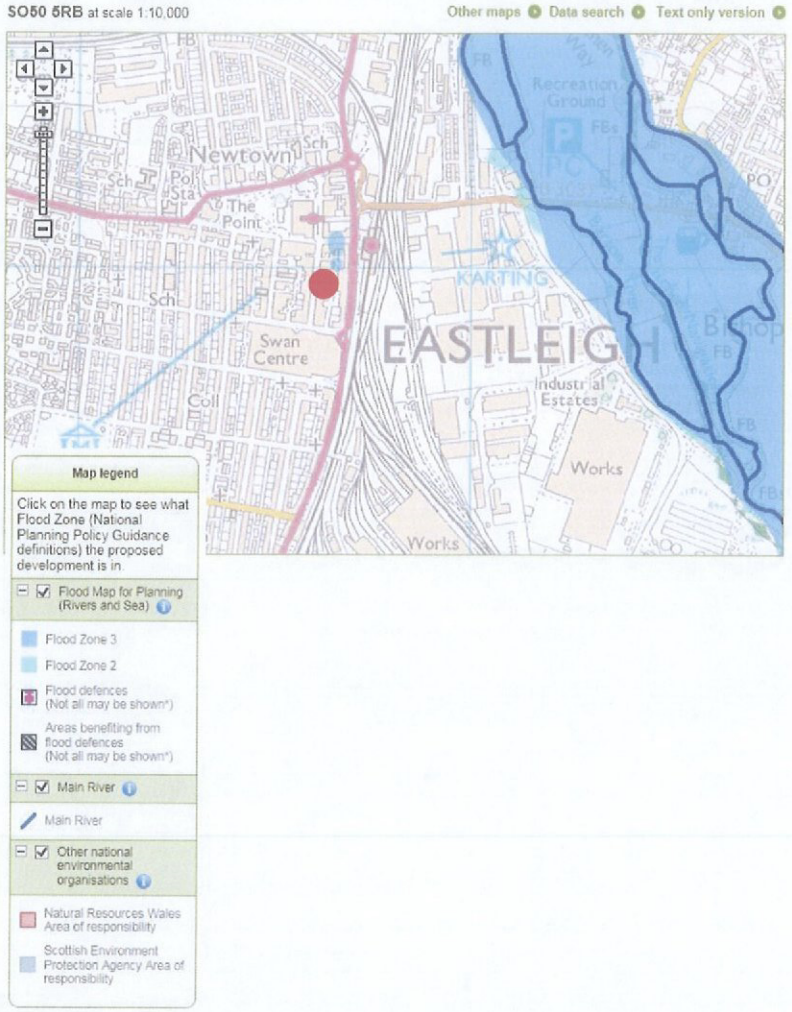
4.03 Secure cycle parking provision is indicated on the accompanying plans.

5.0 CONTAMINATION:

5.01 There is no known or suspected contamination on the site. The proposals will not result in the disturbance of any existing ground surfaces finishes which could disturb any contaminants if they were present.

6.0 FLOOD RISK:

6.01 The site (indicated by the red dot) falls outside of any flood risk area (Flood Zones 2 & 3), as indicated on the Environment Agency's flood risk map indicated in Figure 14 below.



7.0 RETAIL SUSTAINABILITY

7.01 The first floor accommodation is currently ancillary office / storage space in connection with the ground floor Estate Agency occupier. The first floor accommodation is surplus to the requirements of the Estate Agency business, whose operations and ancillary administration and welfare provision can readily be accommodated within the ground floor area.

7.02 The first floor accommodation is therefore currently significantly underutilised, and could be put to much better use through its separation from the ground floor business and conversion to provide living accommodation. It is considered likely that the first floor accommodation would originally have provided living accommodation above the ground floor retail floor space.

7.03 The ground floor Estate Agency business would not be affected by the proposed conversion of the upper floor, and therefore the impact of the proposed change on the key shopping area of Market Street would be unaffected.

7.04 The separated first floor accommodation could not realistically be occupied by another financial / professional service, independently from the ground floor use.

8.0 SUMMARY

8.01 The proposals are for the conversion of underutilised first floor accommodation above an A3 Use to provide a private dwelling under C3 Use.

8.02 It is not considered that the proposed change of use would have any detrimental impact on the vitality of the local retail / commercial area, and the proposed change of use would have no highways, flood risk or contamination implications.

8.03 The proposals have been deemed to be acceptable by the Local Planning Authority following a pre-application enquiry.