Paris Smith

PLANNING STATEMENT

Proposed external alterations at

50 and 50a/b High Street, West End, Southampton SO45 4RH



1 INTRODUCTION

1.1 Paris Smith LLP has been instructed by King Property Ltd to submit a planning application for external alterations to the existing buildings known as 50 and 50a/b High Street, West End. This follows two Prior Approval determination applications (ref:-J/16/78256 & J/78257)) allowing the existing retail shop to be converted to 2 x 1bed flats and the rear office to be converted to 2 residential units, under Classes M & O of the General Permitted Development Order 2015. Thus the residential use of the building has already been established and is not for re-consideration.

1.2 Whilst external changes can be included within Class M prior approval applications, the proposed changes to the retail shop were not included within the Prior Approval application and hence the need for separate planning permission. With regard to the rear office building following the prior approval determination, the Council agreed that four proposed rooflights would not materially alter the external appearance of the building and therefore did not required planning permission. Only three of those rooflights are now required and thus for reasons of completeness, they are also included within this application.

2 SITE AND SURROUNDINGS

2.1 The application site is situated within the village centre of West End, and comprises an end-of-terrace property fronting onto High Street. The 2-storey terrace comprises three shop units with ancillary accommodation above, with the front of the terrace faced in buff brick. The brick frontage to no. 50 has been painted in white at ground level. The side elevation and rear of the application property are in red facing brick.

2.2 Overall the terrace is not unattractive but contains no outstanding features. The application site does not lie within the vicinity of listed buildings, nor within a designated conservation area. Before their refurbishment, the buildings were in a poor state of repair.

2.3 Opposite the site is a modern brick retail building occupied by Asda and Inexcess.

3 THE PROPOSALS

3.1 The detailed proposals are shown on the elevation and floor plan drawings submitted with this application. The proposed alterations include the following elements:-

3.2 Front of building:-

- At ground floor level - replacing shop front window with new smaller window to match design and size of upper floor window. In-filling brickwork to make good opening.
- Replacement UPVC sash windows at first floor level

3.3 Side of building:-

- Bricking-in of existing door opening, new window at ground floor level. Replacement windows at ground and first floor level within existing openings

3.4 Rear of building:-

- New window and patio door
- Insertion of three rooflights (in place of four, as approved by Council).

4 PLANNING HISTORY

Application Site:

4.1 The most recent planning history for the site comprises the following:-

- 17686 - change of use to office accommodation. Permission 1977.
- J/16/78256 (50 High Street) - change of use to residential flats (2 x 1 beds). Prior Approval not required 13/5/16
- J/16/78257 (50a/b High Street) - change of use to 2 flats (1x 1 bed; 1 x 2-bed) Prior Approval not required 13/5/16

4.2 As outlined above, the latter permission confirms that the buildings benefits from permitted development rights to change its use to 4 flats.

5 PLANNING POLICY

5.1 The Development Plan for the area currently comprises the saved policies of the adopted Eastleigh Borough Local Plan (2001-2011). Applications must therefore be judged against relevant development plan policies, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

5.2 Other material considerations include the National Planning Policy Framework (NPPF) published on 27 March 2012, the government's online guidance (PPG) and a number of supplementary planning documents (see below). The NPPF carries significant weight.

6 NATIONAL PLANNING POLICY FRAMEWORK

6.1 The NPPF published in March 2012 provides a single reference point for National Planning Policy guidance. The main message is that sustainable development is the golden thread that runs through all planning policy.

6.2 Paragraph 9 sets out the three tests of sustainable development (economic, social and environmental) and seeks to ensure that all three dimensions are not sought in isolation but sought jointly and simultaneously through the planning system.

6.3 The NPPF paragraph 14 introduces the presumption of sustainable development, which is a golden thread running through all plan making and decision-taking.

6.4 The requirement for good design is emphasised at paragraph 58 where it states that:

"Planning policies and decisions should aim to ensure the developments:

- Will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Will optimise the potential of sites to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- To create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping."

7 EASTLEIGH BOROUGH LOCAL PLAN (2001-2011)

7.1 The Eastleigh Borough Local Plan (2001 - 2011) was adopted by the Council in 2006 and sets out the Council's policies for development and the use of land in the Borough.

7.2 The following designations in the Local Plan Review are applicable to this site:

- Within designated urban edge
- Within designated local centre

7.3 The most relevant saved policy in the local plan review comprises **Policy 59.BE** which requires development proposals to take account of the context of the site including the character and appearance of the locality and are appropriate in mass, scale, materials, layout, density , deign and siting both in themselves and in relation to adjoining buildings, spaces and views. The policy also requires proposals to avoid overlooking.

8 DESIGN AND ACCESS STATEMENT

8.1 Design and Access Statements are now only required for major applications. However the statement below explains the design principles that have been applied to the steps taken to appraise the context of the proposed development.

8.2 In terms of the particular characteristics of the application site and its wider setting, it is noted that the site does not lie within a conservation area nor adjacent to listed buildings. The site lies opposite a modern brick retail building of no particular visual merit and adjacent to another modern two-storey terrace of shops. There are no historic or modern architectural reference points/features of note in the vicinity of the site. Thus the proposed scheme has only been influenced by the design and appearance of the existing building and the terrace as a whole. The design of the proposed ground floor window reflects the size, design, and proportions of the existing windows at first floor level and care has been taken to ensure that the façade of the building will be balanced and in proportion and that the rhythm of the terrace as a whole is not impacted upon.



8.3 The proposed replacement doors will be in the same position as existing. There will be no implications for access. The alterations in the side elevation will be visible only from short distances and will improve the overall appearance of the building. The rear elevation changes and roof lights will not be visible from the public domain.

9 PLANNING CONSIDERATIONS

DESIGN /VISUAL APPEARANCE

9.1 As set out above, the proposed minor external alterations to the buildings are required in association with the conversion of the building to residential use. They are not strictly necessary to allow the conversion but will provide a much improved frontage, as viewed from High Street and will introduced necessary energy efficiency elements, as required under the building regulations. The changes, including the replacement windows and doors and the replacement shop window will be readily assimilated into the existing building and thus will have a positive impact on the building and its visual impact in the street scene. This accords with both the spirit and purpose of Policy 59.BE and the national design policies set out in the NPPF.

RESIDENTIAL AMENITY /PRIVACY

9.2 The application proposals have been designed to ensure that no additional impacts in terms of overlooking to any neighbouring residential properties. The proposed new opening in the side elevation will look out onto the parking bay and blank side elevation of the adjacent property. The new rooflights in the existing roof, will be angled and will be above eye-level thus preventing any additional overlooking.

10 CONCLUSION

10.1 The application is for relatively minor external changes which will facilitate the residential conversion of the office building (which already benefits from permitted development rights to change use) but also to improve the external appearance of the building and its setting within the street scene. The external alterations will not have adverse implications for residential amenity. By helping to breathe new life into the building, improving its overall appearance within the street scene, the proposals comply with relevant planning policies and furthermore constitute "sustainable development", as required by the NPPF. There is considered to be no justification to refuse the application.

Paris Smith LLP

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