ECE Planning

Planning Statement

108 Park Road

September 2015

Project Name: 108 Park Road

Location: 108 Park Road, Chandlers Ford, SO53 1HY

Client: Peter Dixon

File Reference:

Issue	Date	Author	Checked	Notes
PL1	06/10/15	R Hoad	C Barker	Initial Draft
PL2	07/10/2015	R Hoad	C Barker	Second Draft
PL3				Third Draft
PL4				Client Issue
PL5				Planning Issue

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1. Introduction

1.1. This Planning Statement has been produced on behalf of our client Peter Dixon in the support of their application for Full Planning Permission for Conversion from Ground Floor Retail (Use Class A1) and part residential (Use Class C3) to a Ground Floor Office (Use Class B1) and First Floor Flat (Use Class C3).

1.2. This application is supported by the following documents:

Planning Application Forms
Planning Statement
Planning Notice
Block Plan
Location Plan
Existing Floorplans and Elevations
Proposed Floorplans and Elevations

2. The Site

2.1. The site consists of a two storey, semi-detached property which was used as part retail space (A1) and part residential (C3). The site area is 0.15 hectares and incorporates a parking area at the front of the property and garden at the rear. As shown by the image below, a track is situated on the right-hand side of the property so that vehicles can also park at the rear for additional parking.



Figure 1 – The Site

2.2. The property is located in Chandler's Ford, Eastleigh and the site is positioned on the western side of Park Road.

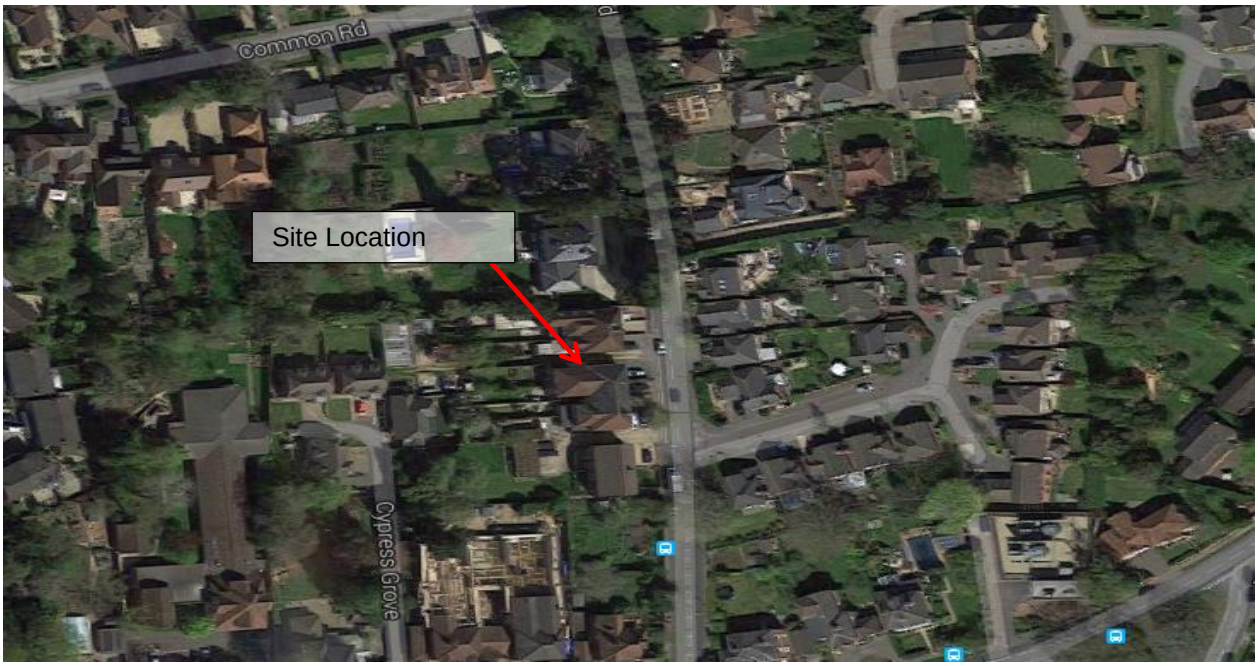


Figure 2 - Site Location



Figure 3 - Site Location

2.3. North of the site is a semi-detached house (C3) which is also part residential and part retail. This property applied for planning permission in 2007 to sought permission to Change of Use part of the Ground Floor from residential (C3) dwelling to retail (A1). The planning was permitted; however, the shop is no longer open and has not been changed back to residential.

2.4. To the south of the site are the other three dwellings (Use Class C3) which the site is connected to. All four of the dwellings include their own private parking. There is a large hedgerow to the south, which protects the site from overlooking and allows it plenty of privacy.

2.5. To the west of the site is Cypress Grove, in which there are four dwellings located. One a bungalow while the other three are two storey dwellings.

2.6. To the east of the site are three, two storey residential dwellings (Use Class C3) with private parking.

2.7. The site is accessed from the eastern side of the property, via Park Road. The site is considered to be in a highly sustainable location owing to its transport connectivity. The closest railway station is Chandlers Ford and is located less than 1km from the site.

2.8. The nearest bus stop is located within very close proximity to the site and is only approximately 53 metres away, located on Park Road. There is another bus stop which is also very close, located approximately 75 metres from the site. These services are served by multiple bus routes which connect the site to the local area, Railway Stations and the wider regional area. A map indicating the location of the two bus stops is below.



Figure 4 – Bus Stop Location

3. Planning History

3.1. The site has a very limited planning history. The applications, which are available via Eastleigh Borough Council's website, are detailed below:

3.2. Display of 1no. Non-illuminated fascia sign. 108 Park Road Chandler's Ford Eastleigh SO53 1HY. Reference: A/08/63568. Decision Date: 05/12/2008

3.3. This application sought permission to display a non-illuminated sign on the front of the property as advertisement for the convenience store. **Permitted.**

3.4. Change of use from residential (Use Class C3) to convenience store (Use Class A1). 108 Park Road Chandler's Ford Eastleigh SO53 1HY. Reference: F/08/63569. Decision Date: 20/10/2008

3.5. This application sought permission to change the use of the site as residential (Use Class C3) to a convenience store (Use Class A1). **Permitted.**

3.6. This is the most relevant and recent application as it relates to the sites current Use Class, A1.

3.7. Retrospective Application for change of use from retail shop to residential. 108 Park Road Chandler's Ford Eastleigh SO53 1HY. Reference: F/04/52547. Decision Date: 12/09/2005

3.8. This application sought permission to change the use of the retail shop (Use Class A1) to residential (Use Class C3). **Permitted.**

3.9. New Shop Front. 108 Park Road Chandler's Ford Eastleigh SO53 1HY. Reference: Z/05465/010/00. Decision Date: 13/05/1993

3.10. This application sought permission to add a new shop front on to the dwelling. **Permitted.**

3.11. Single Storey Side Extension. 108 Park Road Chandler's Ford Eastleigh SO53 1HY. Reference: Z/05465/007/00. Decision Date: 02/08/1988

3.12. This application sought permission to extend the dwelling on ground floor only, as a side extension. **Permitted.**

3.13. Two Storey Rear Extensions. 106 & 108 Park Road Chandler's Ford Eastleigh SO53 1HY. Reference: Z/05465/006/00. Decision Date: 24/11/1987

3.14. This application sought permission to extend the dwelling by adding a two storey extension on the rear. **Permitted.**

4. The Proposal

4.1. This application seeks the Conversion from Ground Floor Retail (Use Class A1) and part residential (Use Class C3) to a Ground Floor Office (Use Class B1) and First Floor Flat (Use Class C3).

4.2. The new site will consist of an office on the ground floor and residential accommodation, a 2-bedroom flat, on the first floor. The site will also retain its original parking situation, which consists of 2 parking spaces in the front and a further 4 parking spaces at the rear.

4.3. Vehicular access to the site will be retained as existing and will be achieved from Park Road as demonstrated below in Figure 4.



Figure 5 - Access

4.3.1. The scheme seeks to convert the existing building privately but will also require some external changes.

4.3.2. The following external alterations will take place in order to make the site a suitable office environment and home.

i. Circular window on the side of the ground floor, to be replaced with a square uPVC window which will match the other existing windows on the building. (Drawing Reference: 1380 02)

ii. Proposed new window on ground floor, also uPVC to match the other windows on the building. (Drawing Reference: 1380 02)

iii. Front door to be changed to look in character with neighbouring buildings and proposed function of building. (Drawing Reference: 1380 02).

iv. Painted timber at the front of the dwelling to be replaced by uPVC cladding. (Drawing Reference: 1380 02).

4.3.3. In terms of internal alterations and layout, the ground floor office is proposed to increase, in order to cover the whole of the ground floor whilst the first floor will be converted in to a 2 bedroom flat with its own private access. (Drawing Reference: 1380 02).

4.3.4. The following internal alterations are proposed to take place on the ground floor in order to make the site a suitable office environment and to keep the flat and office private:

i. Moving the staircase so that the upstairs flat has its own private access, also allowing the ground floor office to have extra floor space. (Drawing reference: 1380 02).

ii. Removing the kitchen and making it open plan so it then becomes a large office area. (Drawing reference: 1380 02).

iii. Creating a small kitchenette in-between the original bathroom and the proposed staircase. (Drawing reference: 1380 02).

4.3.5. The first floor will also be converted in order to be a suitable 2-bedroom flat. The following proposed alterations are as follows:

i. The staircase to be moved to create a private access for the flat. (Drawing reference: 1380 02).

ii. A kitchen to be added next to the proposed staircase. (Drawing reference: 1380 02).

5. Policy Overview

5.1. Introduction

5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.1.2. In this case, the Development Plan comprises with the Saved Policies of the Eastleigh Borough Local Plan 2011-2029 (Feb 2014).

5.1.3. The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and Supplementary Planning Guidance are material considerations.

5.1.4. This section of this report considers how the proposed development complies with both National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

5.2.1. The National Planning Policy Framework 'The Framework' is now a material consideration in the determination of planning applications. Those relevant parts of The Framework for the determination of this Planning Application relate to sustainable development, local economy and employment.

5.2.2. The presumption in favour of sustainable development which is a 'golden thread' that should run throughout plan-making and decision-taking, should be used in the determination of this application. Paragraph 14 of The Framework states:

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
    - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this*
    - *Framework taken as a whole; or specific policies in this Framework indicate development should be restricted*

5.2.3. The overarching objective of The Framework, that is to promote sustainable development that meets the identified needs of local communities, those 'core planning principles' as identified with paragraph 17 of The Framework state that planning should:

- *'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;…*

- *'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.'*

    - Section 1 of the National Planning Policy Framework identifies the role of the planning system to facilitate sustainable economic growth, through allowing investment in business and removing barriers to investment. Those *'barriers'* to economic investment that are identified within the Framework, include *'a poor environment or any lack of infrastructure, services or housing'*.

5.2.4. In this regard the proposals are fully informed by Section 17 of the Framework as the development site constitutes brownfield land.

5.2.5. Furthermore the Change of Use has been sought to enable the building to be used as employment and residential purposes therefore facilitates sustainable economic growth.

5.2.6. Paragraph 29 of the Framework states that sustainable transport performs *'an important role to play in facilitating sustainable development'.* The proposed scheme has given full consideration to Section 4 of the Framework which seeks to promote sustainable transport.

5.2.7. The Environment Agency Flood Map has been consulted and demonstrates that the site is not located within any flood zones. Therefore this proposal is compliant with Section 10 of the framework which seeks to meet the challenge of climate change, flooding and coastal change.

5.2.8. In summary it is strongly contended that the proposals for the Conversion from Ground Floor Retail (Use Class A1) and part Residential to a Ground Floor Office (Use Class B1) and First Floor Flat (Use Class C3) are fully compliant with those objectives set out in the National Planning Policy Framework.

5.3. Eastleigh Borough Council Draft Local Plan 2011-2029

5.3.1. The Eastleigh Local Plan (2001-2011) was adopted on 25th May 2006. However, the council are now creating a new, up-to-date local plan and have submitted the 'pre-submission' draft version for Eastleigh Borough in August 2012. Therefore, the Eastleigh Borough Council Draft Local Plan (2011-2029) is more relevant and recent, while the Eastleigh Local Plan (2001-2011) is now considered out of date, especially as it was created prior to the NPFF.

5.3.2. The Eastleigh Draft Local Plan is now considered to be the key document in the Local Development Framework and sets out the overall vision and strategy for place making; it provides the context for all subsequent Local Development Documents.

5.3.3. The Adopted Proposals Map identifies that the site is within the Built –Up Boundary of Chandler's Ford.

5.3.4. Within the Eastleigh Draft Local Plan, Strategic Policy S4 is concerned about Employment and therefore, has stated that provision will be made for additional floor space for uses in the B Use Classes (B1, B2 and B8).

5.3.5. This site, which is currently Use Class A1, is proposing to be Use Class B1, offices. This site is also planning to extend their floor space, which will generate even more jobs than before as retail (Use Class A1) typically requires fewer employees.

5.3.6. Also within Eastleigh's Local Plan, there are Issues which the council have identified and need to be addressed.

5.3.7. Issue P1 relates to the need for new employment floor space. The Borough Council's Employment Land Review shows that between 2011 and 2029 there is a need for around 92,500sq.m additional employment floor space and 40,700sq.m of replacement floor space to off-set the anticipated loss of existing employment sites.

5.3.8. Therefore, by retaining the employment space within this proposal and not allowing the area to turn in to residential means that this will be a small contribution to this issue and means that existing employment space will not be lost.

5.3.9. Issue P4 relates to the 'pressure on existing employment land for other non-employment uses'. This is due to the fact that approximately 164,000 sq. m. of employment floor space was lost to other uses, mainly housing, between 2001 and 2013 and most of it has not been replaced.

5.3.10. As the surrounding site's character consists of residential, it would make sense to continue this pattern. However, with the above two issues (identified by the Council) in mind, and the fact that this site is currently still retail space (Use Class A1), it would make sense to continue this site as employment and residential, rather than all residential.

5.3.11. Issue P7 is concerned about the 'provision for the needs of local employers'. The council states that land needs to be found to accommodate employers who are prospering and need to grow.

5.3.12. In response to this issue, this scheme would be a small contribution as it will accommodate an office for a growing company.

5.3.13. Issue P10 relates to 'congestion on major roads through the borough'. The M3, M27 and many other local roads suffer congestion, particularly at peak hours and therefore, the council are keen to find other ways of managing vehicles.

5.3.14. This site is in a highly sustainable area and therefore public transport will most likely be favoured over driving to reduce the possibility of congestion.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principle issues in relation to this proposal are as follows:

- **Principle of Development**
- **Design, Form, Appearance and Layout**
- **Residential Amenities**
- **Access and Parking**

6.2. Principle of Development

6.2.1. The proposed site at 108 Park Road falls within the definition of previously developed site, as defined within the NPPF. Therefore in this regard, this site should be supported by Eastleigh Borough Council.

6.2.2. The site is sustainably located and is less than 1km away from Chandlers Ford train station. It is also only a short walk away from two bus transport lines which means that surrounding areas, such as Eastleigh and Allbrook, are easily accessible.

6.2.3. It is therefore considered to be an excellent opportunity for redevelopment to provide a more efficient and effective use of the site.

6.2.4. Coupled with this, a study has been concluded which states that Eastleigh Borough Council's objectives assessed housing need is over 600 homes per annum to cope with the housing need.

6.2.5. The proposed site could accommodate up to of 4 residents at any one time, creating a comfortable home.

6.2.6. It has also been concluded that Eastleigh needs to provide a large amount of new employment floor space to allow businesses to develop.

6.2.7. Therefore, by retaining and extending the existing floor space on this site means that no more employment space will be lost to housing (another issue identified by Eastleigh Borough Council) but, will instead be a valuable contribution to Eastleigh's identified needs.

6.2.8. The nature of this proposed Change of Use and decision to retain the existing building means that the design form, appearance and layout will not be a major material consideration in the determination of this application, but will consist of slight changes in order for it to be a suitable living and working environment.

6.3. Design, Form, Appearance and Layout

6.3.1 The design of the proposals has been developed following an analysis of the context of the Application Site and the surroundings. The site has been designed to "*improve the character and quality*" of the area as supported by paragraphs 60 and 64 of The Framework.

6.3.2 There is an opportunity to improve the compatibility of the use and visual appearance of this site with its surroundings and to provide a use which is more efficient and effective for this central location whilst offering many environmental benefits for the site and surrounding properties. In this way, there is potential for the redevelopment of the site to improve the character and quality of the area and the way that it functions

6.3.3 The current site's appearance clearly shows that it was used as a commercial shop due to the double glass doors, large window and the non-illuminated fascia sign. The proposed site has therefore been carefully thought out to ensure that it fits in with its neighbouring residential properties by changing the following:

i. Replacing the painted timber with uPVC cladding to improve the visual appearance of the building (Drawing reference: 1380 02).

ii. Replacing the convenience-style French door with a 4-panelled glass door with all-glass sidelights either side (Drawing reference: 1380 02).

iii. Replacing the circular window on the side of the dwelling to a square uPVC to match the existing windows on the building (Drawing reference: 1380 02).

iv. Replacing the large window at the front of the building to a uPVC window to match the existing windows on the building and to also improve the visual appearance of the building (Drawing reference: 1380 02).

6.4. Residential Amenities

6.4.1.1. The existing amenities of both the residential properties which currently surround the building have been taken in to account fully in the design of the development proposals.

6.4.2. The site is attached to the neighbouring property to the south of the site but is detached to the neighbouring site to the north. The site benefits from its own private drive way so the increased vehicle movements will not impact upon the residential property to the north or south.

6.4.3. The redevelopment of the appearance will mean that the site will be more appealing to neighbouring residents and will revitalise the area; ultimately materially improving surrounding living conditions.

6.4.4. In summary the proposed Change of Use will not impact upon the current residential amenities enjoyed by the neighbouring properties.

6.5. Access and Parking

6.5.1. The proposed development is located in what is considered to be a highly sustainable location owing to its transport connectivity to Eastleigh and the wider area, as well as its proximity to local services.

6.5.2. The Framework, paragraph 29, is supportive of balancing the transport system in favour of sustainable transport modes and *'giving people a real choice about how they travel.'* The location of the proposed development is therefore ideally located to facilitate this core planning policy objective. In evidence, the nearest train station is approximately 950 metres from the site.

6.5.3. East of the site (at the front) there is an area which will provide parking for 2 spaces. This is considered acceptable for a 2-bedroom flat under the Eastleigh Residential Parking Standards.

6.5.4. For the ground floor office, there are 4 parking spaces available at the west (rear) of the site, which can be accessed by the north of the site. There is also available parking opposite the site (south-east) north and south of the site on the road, in which there is no parking restrictions.

7. Conclusions

7.1. In conclusion the proposed Conversion from Ground Floor Retail (Use Class A1) and part residential (Use Class C3) to a Ground Floor Office (Use Class B1) and First Floor Flat (Use Class C3) at 108 Park Road, Chandlers Ford, Eastleigh, SO53 1HY has been assessed against all relevant National and local planning policy and all other material considerations have been found acceptable.

7.2. The proposals represent an opportunity for the effective and efficient use of this building to retain residential accommodation 4, thus making a small but valuable contribution in supporting the need for housing.

7.3. The proposals also represent an opportunity to extend existing employment space, making a suitable office area which will allow a business to grow. This will also be a valuable contribution to the Issue P4 identified, as existing employment land will not be replaced by non-employment uses but instead is being re-used and extended.

7.4. It is also made clear that the site currently looks out of character with its neighbouring properties and therefore the proposed site will look appropriate, while also revitalising the surrounding area, ultimately improving the living environment.

7.5. The proposed Change of Use is not considered to have an impact upon residential amenity or loss of privacy as the scheme has not been altered in a way for privacy to be lost. It also already benefits from its own private parking and therefore will not be a problem regarding existing/future residents.

7.6. The proposed Change of Use is also not considered to have an impact upon Access and Parking due to the original operations of the existing business and the two parking areas which already exists on site. The site is considered to be located in a highly sustainable area, giving people the option to choose how they travel.

7.7. Overall therefore, the proposals are considered to be fully consistent with the aims and objectives of both the national Planning Policy Framework and the Eastleigh Local Plan; therefore the Council are respectfully requested to grant full planning permission for the proposed Change of Use.