



L.M.D. Designs Ltd.

Architectural Design Services

4 Foxcombe Close, Swanmore, SO32 2UJ.

Tel: 07876 712622 - Email: Lmdarchitecture@aol.com

PROPOSED EXTENSION TO EXISTING INTERNAL AREA OF CAR SALES SHOWROOM AT:-

Viking Garages Ltd, 67-71, High Street, West End, SO30 3DS.

PLANNING, DESIGN & ACCESS STATEMENT

Introduction

This statement supports the planning application for the proposed extension of an existing internal showroom at the above address.

The Site/Premises

The property site is located on the Northern side of High Street towards the Eastern end of the High Street in West End. There is customer parking available on site which is accessed on the Eastern side of the existing building. The premises is in close proximity to all amenities within West End High Street.

The existing street scene to the Northern side of the Eastern end is predominantly two storey small to medium properties with commercial properties at ground floor level within and offices/flats at first storey level with varied frontages finished in brickwork, render, painted brickwork and modern glass frontages with a mixture of window styles to first floor levels.

The existing property consists of a 'Kia' car sales showroom and a vehicle workshop and associated services which serve the community and surrounding local area.

Use

The overall use of the premises will not be changed by these proposals and this business will continue to serve the community and local surrounding area in the same way as it has done for many years.



L.M.D. Designs Ltd.

Architectural Design Services

4 Foxcombe Close, Swanmore, SO32 2UJ.

Tel: 07876 712622 - Email: Lmdarchitecture@aol.com

Proposals

The Applicant is proposing an extension of the existing internal area of the showroom into an already covered outside area which is used to display cars, interior refurbishment and external update of branding of the showroom/sales/customer areas.

This proposal has been driven by a upgrade in branding instructed by Kia Motor Company for franchise owners throughout the U.K. of which the applicant is one and seeks to improve the customer facilities and experience.

We consider that the proposals to extend the internal area will have minimal impact visually as we are essentially adding glazing under the existing roof area.

Staffing levels will remain as existing.

Scale

There will be no change to the scale of the current premises.

Ecology and Biodiversity

The proposed change of use will not have any negative impact on local flora or fauna especially considering the built surrounding areas.

Impact of proposals:

Drainage

The proposed change of use will not create any additional surface water run-off, therefore there is no impact.

Noise

There will be no increase in noise as a consequence of the proposed development.

Hours of Operation

There will be no change to the current hours of business.



L.M.D. Designs Ltd.

Architectural Design Services

4 Foxcombe Close, Swanmore, SO32 2UJ.

Tel: 07876 712622 - Email: Lmdarchitecture@aol.com

Refuse Collection

There will be no change to the current refuse collection facilities.

Building Control

As part of our design plans, we will be subject to a full building regulation application and will be reviewed by a building control officer. This means complying with all areas of the current Building Regulations, which includes Fire Regulations which I would assume in a unit of this age is something the whole building would benefit from.

Conclusion

The proposed changes will only have a minimal visual impact on the street scene as the existing roof is to remain and just additional glazing added.

The proposal will have no impact on existing parking facilities.

The proposal does not alter the existing hours of business or staffing levels.

No environmental impact is foreseen.

No additional noise is foreseen.

L.M.D. Designs Ltd.

30th March 2023