

Planning Statement for External Alterations including new shopfront and removal of existing louvres at first floor level to the Side Elevation

**105–111 Winchester Road, Chandlers Ford, Eastleigh,
Hampshire, SO53 2GH**

On behalf of Co-Operative Group Food Limited

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1. Introduction

- 1.1. This Planning Statement ('Statement') has been prepared by Pegasus Group on behalf of The Co-operative Group Food Limited ('the Co-op') in support of external alterations including new shopfront and removal of existing louvres at first floor level to the side elevation at 105-111 Winchester Road, Chandlers Ford, Eastleigh, Hampshire, SO53 2GH.
- 1.2. This statement sets out the justification for the change of use, firstly by reviewing the site and its surroundings in terms of the relevant planning context as well as summarising the relevant planning history and policy.
- 1.3. It will then deal with the implications of the proposed alterations in terms of its impact on amenity and other considerations. The Statement will also demonstrate how the proposal is acceptable with both national and local planning policies.
- 1.4. This Statement should be read in conjunction with the full planning application, including the full set of plans prepared by Wellsfield Associates.

2. Site and Surrounding Area

The Site and Surrounding Area

- 2.1. The site comprises a food retail unit (Use Class E) currently occupied by the Co-op. The property is a convenience store located within a two storey block fronting Winchester Road.
- 2.2. The site is located within the Fryem District Centre and a shopping area which serves Chandlers Ford. To the front is a retail frontage and main entrance doors, and to the rear is a large car park with vehicular access from Brownhill Road providing free car parking for customers for up to 1 hour and a loading area to the store.
- 2.3. There is a bus stop directly outside the unit on Winchester Road and the Chandler's Ford Train Station is located approximated 1 kilometre to the south west of the site.
- 2.4. The Fryem District Centre consists of a range of commercial uses including other retail units including a large Waitrose convenience store, banks, coffee shops, estate agents, a dentist and an optician. Adjacent to the site and to the east is a Barclays Bank (Class E) and to the west of the site is a dry cleaners (Class E).
- 2.5. The site is not statutory Listed, neither is it located within a Conservation Area. Chandler's Ford Library is a Grade II Listed property and is located approximately 85 metres to the south east of the site.
- 2.6. The application site is located within Flood Zone 1, the area with the least probability of flooding.

Planning History

- 2.7. The planning history for the site is as follows.
 - Planning permission reference F/16/77994 was granted in April 2016 for the installation of anti-ram-raid bollards to front of store.
 - Planning permission reference F/15/77642 was granted in February 2016 for the installation of an ATM.
 - Advertisement Consent reference A/15/77644 was granted in February 2016 for the display of 1no. non illuminated ATM surround sign.
 - Advertisement Consent reference A/12/70845 was granted in August 2012 for the display of 2no. externally illuminated fascia signs, 1no. hanging sign, and 2no. wall mounted signs.
 - Planning permission reference F/12/70845 was granted in August 2012 for the retention of replacement air conditioning unit.
 - Planning permission reference F/11/69670 was granted in November 2011 for the installation of an ATM cash machine.

3. The Proposal

- 3.1. This Statement supports a planning application for external alterations including a new shopfront and removal of existing louvres at first floor level to the side elevation. The rationale for the proposed development is to facilitate the sub-division of the unit, which does not require planning consent.
- 3.2. Proposed external alterations to the front elevation include a proposed new section of shopfront with new auto sliding doors and the fascia will be amended to fit the width of the new unit. The existing bollards will be removed from the front and the cycle stands will remain. The existing trolley bay will be retained and decorated and the existing lights below the canopy will be replaced with new LED lights.
- 3.3. To the side (east) elevation, the louvres at first floor level will be removed and bricked up to match existing. Additional bollards are proposed around the extended loading bay with edge protection as well as a new external scissor lift.
- 3.4. Signage would be subject to a separate application for advertisement consent.

4. Planning Policy

The Development Plan

- 4.1. The development plan for the Site comprises the Eastleigh Borough Local Plan 2016–2036 (adopted April 2022). The following policies are relevant to this planning application.

Eastleigh Borough Local Plan 2016–2036 (2022)

- 4.2. **Policy S1** advises on sustainable development and reflects the NPPF's presumption in favour of sustainable development.
- 4.3. **Policy S4** advises on employment provision and states that the regeneration of Eastleigh Town Centre, District and Local Centres should include retail, office, leisure, cultural and residential development. This will include the restriction of out of centre retail and office development.
- 4.4. **Policy DM1** sets out the general criteria for new development. All new development should not have an unacceptable impact on, and should enhance residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast. It should make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land.
- 4.5. Development should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area.
- 4.6. **Policy DM8** states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution, noise or vibration, light intrusion and land contamination.
- 4.7. **Policy DM13** states that all new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate.
- 4.8. **Policy DM14** states that within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.
- 4.9. **Policy DM21** advises on new retail development. Conditions restricting the range of goods sold, the sub-division of units or internal alterations that would increase floor space may be applied.

Material Considerations

National Planning Policy Framework (July 2021)

- 4.10. The National Planning Policy Framework sets out the Government's planning policies for England at a national level and how they are expected to be applied. A new National Planning Policy Framework was published on 20 July 2021 which supersedes the 2019 version and relevant provisions of the new NPPF are summarised below.
- 4.11. **Paragraph 7** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of what is meant by 'sustainable development', the NPPF states at **Paragraph 8** that there are three dimensions to sustainable development (economic, social and environmental) and three roles that the planning system needs to perform.
- *"an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*
- 4.12. **Paragraph 11** states that plans and decisions should apply a presumption in favour of sustainable development.
- 'For decision-taking this means:*
- *approving development proposals that accord with an up-to-date development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *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.'*
- 4.13. **Paragraph 38** confirms that:

"Local planning authorities should approach decisions on proposed development in a positive and creative way" and that "...Decision-makers at every level should seek to approve applications for sustainable development where possible".

4.14. At **paragraph 81**, the NPPF states:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

4.15. Section 7 of the NPPF relates to the vitality of town centres. **Paragraph 86** states:

"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

- *Define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;*
- *Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre."*

4.16. Section 8 of the NPPF relates to promoting healthy and safe communities. **Paragraph 92** states that:

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: (inter alia)

Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."

Quality Places Supplementary Planning Document (2011)

4.17. The Quality Places SPD was adopted in November 2011 and provides guidance on the Council's expectations for the design of new development (both residential and non-residential) in the borough.

4.18. **Key Design Policy 15** (Design of Buildings and Materials) states that:

'The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Where this is absent, design and materials should help create a new positive and distinctive character.'

4.19. **Key Design Principle 17** (Flexible Internal Space) states that: Buildings and spaces should be designed so they can be adapted over time to changing needs.

5. Planning Assessment

- 5.1. This section of the Statement sets out the justification for the proposed external alterations when considered against the relevant planning policies and other material considerations.
- 5.2. The key issues arising from this proposal, are as follows:
- a) Principle of development;
 - b) Impact on residential amenity;
 - c) Visual Impact of the development; and
 - d) Highways and parking considerations.
- 5.3. Each of these issues is discussed in turn below:

Principle of Development

- 5.4. The site comprises a convenience goods retail unit (Use Class E) currently occupied by the Co-op, which is located within a defined centre, the Fryem District Centre.
- 5.5. The rationale for the proposed development is facilitate the subdivision of the shop, because presently it is too large for the Co-op's optimum requirements. We are not aware of any planning conditions or other planning permissions restricting the sub-division of the shop within the available planning history and consequently, this is not being applied for as part of this planning application. As a result, the only principle issue is the acceptability of the external alterations.
- 5.6. The proposed external alterations are minimal to allow the subdivision of the existing unit. Both the shop front alterations and removal of the existing louvres will be an improvement on the existing and acceptable within the commercial context of this block of units and wider Fryem District Centre. It would therefore not have a detrimental impact on the character and appearance of the urban area.
- 5.7. Insofar as it is relevant and a consideration, the subdivision of this unit is entirely appropriate within the District Centre and allows the introduction of another commercial use whilst allowing the Co-op to retain its shop in a more appropriate format and size for the range of goods normally sold from a Co-op Food store. Furthermore, the subdivision of the site offers flexibility and responds to the changing needs of the area. This supports the aims of Key Design Principle 17.
- 5.8. Given the above, the proposals are in accordance with the relevant policies within the Local Plan in particular Policies S1 and DM1.

Impact on Residential Amenity

- 5.9. The closest sensitive receptors, i.e. residential units appear to be located on the opposite side of Winchester Road. The removal of the louvres at first floor level on the side elevation will not have a detrimental impact on these properties. To the rear of the site, located at 7 Brownhill Road is a retail unit which used to be occupied as a charity shop. Given the Class

E use, and the distance between the rear of the building and the car park in between, it is concluded that there will be no issues regarding amenity.

- 5.10. Overall, it is considered that the proposal will not cause any unacceptable impact on residential amenity and is therefore compliant with Local Plan Policies DM1 and DM8.

Visual Impact of the Development

- 5.11. The site is located within a defined centre in proximity to other commercial land uses. The building within which the Co-op Food store is situated is not statutory Listed, neither is it located within a Conservation Area.
- 5.12. The proposed external alterations are minimal and limited to those only which will facilitate the subdivision of the shop (which does not require planning permission).
- 5.13. Overall, it is considered that the proposed external alterations would be very minimal, in keeping with the commercial environs and in accordance with Local Plan Policy DM1 and Key Design Policy 15.

Highways and Parking Considerations

- 5.14. The site is located within an established District Centre within an existing urban area. The site benefits from excellent public transport and a number of dwellings (many of which will be served by the unit) are located within walking/cycling distance of the site.
- 5.15. Brownhill Road to the south west of the site leads to a rear car park and service yard for the unit. There is therefore already adequate provision within the District Centre to serve the unit and meet the operational needs of the business with safe vehicular access provided.
- 5.16. Overall, there is suitable parking within the vicinity of the site and the external alterations including the additional bollards proposed around the extended loading bay with edge as well as a new external scissor lift would not lead to a detrimental impact on highway safety in line with Policies DM13 and DM14.

6. Conclusion

- 6.1. This Statement supports a planning application for external alterations including a new shop front and removal of existing louvres at first floor level to side elevation. The unit will be sub-divided, however this does not require planning permission.
- 6.2. The sub-division would result in two smaller units which is required by Co-op to allow it to trade more efficiently and will result in an additional commercial unit within the District Centre which should be welcomed. We are not aware of any planning condition or other planning permission restricting the subdivision of this unit.
- 6.3. It has been demonstrated that the proposed development would be compliant with both local and national Planning Policy in this regard and with regards to matters of detail including the impact on residential amenity, visual amenity and highways. The proposed external alterations would be minimal and likely to lead to an improvement to appearance of the units within this District Centre.
- 6.4. It is for the reasons set out in this Statement that planning permission should be granted for this application.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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