



ALLEN PLANNING Ltd
Town Planning and Development Consultants

Planning, Design & Access Statement



**In support of a proposal for external alterations including
the creation of new windows**

**Site at 105 – 111 Winchester Road,
Chandlers Ford
Hants
SO53 2GH**

July 2022

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Allen Planning Limited on behalf of our client to support a planning application for external alterations to the first floor (rear element) of this overall site including the provision of new fenestration.
- 1.2 In overview these external alterations relate to the first floor of the rear part of this overall building only and not to any part of the ground floor or indeed the first-floor commercial element which fronts onto the Winchester Road.
- 1.3 The external alterations comprise of the proposed removal of six windows and a door in the southern elevation and their replacement with eight new windows. In the northern elevation (effectively the rear of the building) it is proposed to create eight new windows.
- 1.4 Along the eastern boundary it is proposed to introduce two new casement windows which currently serve toilet areas and on the western elevation it is proposed to remove an existing grille and infill this with new brick work together with the introduction of two new casement windows.
- 1.5 All of these proposed changes to the elevations of this part of the overall building are clearly identified on both the proposed first floor plan and also the proposed elevations.
- 1.6 The purpose of this Statement is to describe the relevant site context and surrounding area together with the details of the proposed scheme development. It also outlines the planning policy context and provides an assessment of those policies that apply to the scheme development.
- 1.7 The building is not listed and not within a Conservation Area.

2.0 Site Location

- 2.1 The building is not listed and does lie within a Conservation Area and it is formed by a part two storey building on the northern side of Winchester Road with then a single storey element and then a further two storey element at the rear of the site
- 2.2 There is a surface level car parking area to the north and west of the building itself.
- 2.3 In terms of usage a co-op convenience store occupies the ground floor with offices (now vacant) above along the Winchester Road frontage element and ancillary retail functions in the first floor element of the rear part of the overall building.
- 2.4 To the east of the building is a three storey commercial building and to the west lies a pair of two storey properties also in commercial use at the junction of Winchester Road and Brownhill Road.
- 2.5 Opposite the site frontage along the Winchester Road is a two storey terrace of properties, some in commercial use, and to the south east lies the Halfway Inn PH and its car park.
- 2.6 On the opposite side of Brownhill Road facing the building there is a two storey modern office building and then a terrace of two storey residential properties.

- 2.6 At the rear of the site beyond the car parking area lies the Brownhill Community Centre building and its associated curtilage.
- 2.7 In terms of local plan designations the site lies within the defined Urban Edge in Chandlers Ford which is Settlement Hierarchy Level 2 in the Local Plan.
- 2.8 It is also identified within the designated District Centre of Fyern Centre, Chandlers Ford.
- 2.9 The general location of the site is shown in Figure 1 below.



Figure 1 – site location

3.0 Planning History

- 3.1 In terms of the planning history on this site we set this out below obtained from the Council's planning register online:

F/12/70845 - Co-op Store, 105-111 Winchester Road, Chandler's Ford, Eastleigh SO53 2GH

- Valid date: **10/05/2012**
- Retention of replacement air conditioning units (amended description)
- Type of Application: Full planning
 - Status: Decided
 - Decision: Permit
 - Decision Date: 15/08/2012

F/12/70847 - Co-op Store, 105-111 Winchester Road, Chandler's Ford, Eastleigh SO53 2GH

- Valid date: **04/05/2012**

Replacement of entrance doors and shop front, installation of ATM and installation of 2No. covered trolley bays in rear car park

- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 11/07/2012

F/11/69670 - Coop Supermarket, 105-111 Winchester Road, Chandler's Ford, Eastleigh SO53 2GH

- Valid date: **23/09/2011**
- Installation of ATM cash machine
- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 16/11/2011

F/07/60724 - 105 to 111 Winchester Road, Chandler's Ford, Eastleigh, SO53 2GH

- Valid date: **30/07/2007**
- Installation of ATM
- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 20/09/2007

Z/12182/007/00 - 105-111, Winchester Road, Chandler's Ford, Eastleigh SO532GH

- Valid date: **05/09/1994**
- SITING OF 1.8 METRE DIAMETER SATELLITE ANTENNA ON ROOF.
- Type of Application: Full planning
- Status: Decided
- Decision: Permit
- Decision Date: 09/11/1994

3.2 In addition, a prior notification application has been submitted to the Council seeking the change of use of the front, first floor element, of the overall building from offices to apartments under Part MA of the GPDO. That application currently remains undetermined.

3.3 Just for matters of clarity none of the external changes proposed in this application relate to that "frontage element" the subject of the permitted development application.

4.0 Planning Policy

4.1 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, the Development Plan is made up of the 2021 revised National Planning Policy Framework, and the Eastleigh Borough Local Plan 2016 – 2032 (adopted April 2022)

National Planning Policy Framework, 2021

4.2 Turning first to national guidance **Paragraphs 8 -10** of the NPPF advise:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **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;

b) **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

c) **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.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

- 4.3 **Paragraph 11** identifies the fundamental thrust of the guidance which states that Plans and decisions should apply a presumption in favour of sustainable development which for decision taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, 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 proposed⁷;

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

Design

- 4.4 In terms of design paragraph 126 advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 4.5 Paragraph 130 adds that planning decisions should ensure that developments:

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

- 4.6 Paragraph 134 notes that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

Eastleigh Borough Local Plan

- 4.7 Given that this application seeks to create external alterations, including new windows into this existing commercial building it is submitted that the only relevant development plan policies relate to matters of design and impact upon neighboring buildings' amenity.

- 4.8 In such respects **Policy DM1**, the general criteria for new development advises that all new development should (as relevant):

"a. not have an unacceptable impact on, and where possible should enhance:

i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

ii. biodiversity (avoiding significant adverse impacts); and

iii. the significance of heritage assets;

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c. 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;

d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

e. include a landscape scheme covering the design and layout of external space;

f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;

h. incorporate provision for people with disabilities and create accessible communities that cater for all;

i. incorporate design measures to inhibit criminal and anti-social behaviour;

j. incorporate provision for on-site waste management; and

k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."

5.0 Planning Issues

5.1 The site is occupied in terms of the ground floor, by a Co=OP store, but currently vacant in terms of the upper floor of these overall premises and the entirety of the site is used, or was last used, for purposes falling under Class E of the revised UCO.

5.2 Given the form and type of this application the material considerations for this application are matters of impacts on townscape and the amenities of neighbouring properties.

Design and Townscape

5.3 Development requiring a high standard of design forms part of the backbone of the NPPF and also various policies within the development plan including Policy DM1(a)(i) of the Core Strategy.

5.3 The alterations proposed in this application to this building comprise of the proposed removal six windows and a door in the southern elevation and their replacement with eight new windows. In the northern elevation (effectively the rear of the building) it is proposed to create eight new windows.

- 5.4 In addition, along the eastern boundary it is proposed to introduce two new casement windows which currently serve toilet areas and on the western elevation it is proposed to remove an existing grille and infill this with new brick work together with the introduction of two new casement windows
- 5.5 The site is not within a conservation area and the building lies within a predominantly commercial area of the District Centre.
- 5.6 The elevations of the first floor (rear element) of the building, much like the remainder of the building possesses a very utilitarian appearance as shown in Figure 2 below.



Figure 2- The side elevation from Brownhill Road

- 5.7 Whilst a number of windows are proposed together with some other minor external changes overall such in reality comprise minor alterations to the building however, they would constitute a positive change to the appearance of the existing building and indeed to the wider visual context of the site.
- 5.8 **On this basis it is submitted that these proposals comply with the design guidance within the NPPF and the development plan policy DM1 seeking new development to achieve high standards of design.**

Impact upon neighbouring buildings

- 5.9 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core principles of the NPPF and of course similar policy aspirations exist within the development plan.

5.10 In this regard Policy DM1 adds:

*“a. not have an unacceptable impact on, and where possible should enhance:
i. residential amenities of both new and existing residents.”*

5.11 The vast majority of the surrounding buildings are commercial in nature the residential properties on Brownhill Road are located some distance from the building and across the public realm of the highway and as such would be unaffected by the proposed external alterations.

5.12 There are two windows proposed in the eastern elevation and potentially there are residential apartments above the ground floor commercial uses in the adjacent Fryern Arcade.

5.13 Given the position of these windows such would avoid any adverse impacts upon any existing residential elements of the Fryern Centre.

5.14 Given the height of this building in relation to its neighbours it is submitted that the provision of additional fenestration, as proposed, would not in any way prevent the successful onward operation of any neighbouring commercial uses.

5.15 In light of the above we consider that these proposals take due account of the amenity of neighbouring land uses and are wholly compliant with the requirements of development plan Policy DM1 in these regards.

6.0 Conclusion

6.1 These proposals seek to create minor external alterations to the building including the creation of new fenestration and it is submitted that such would not adversely impact the design of the host building or the wider visual amenities of the area.

6.2 Furthermore, the proposed development would avoid any adverse impacts upon the amenities of neighbouring residential properties or other land uses.

6.3 On the basis of all of the above, it is concluded that the development proposed is in accord with the development plan.