



Design & Planning Statement

CHANGE OF USE OF (GROUND FLOOR) OF FORMER BETTING SHOP (SUI GENERIS) PROPERTY TO Commercial/Business & Service (CLASS E)

2A LOWER NEW ROAD, WEST END, SOUTHAMPTON SO30 3FL

PLANNING STATEMENT

including **DESIGN AND ACCESS CONSIDERATIONS**

CHANGE OF USE OF (GROUND FLOOR) OF FORMER BETTING SHOP (SUI GENERIS) PROPERTY TO Commercial/Business & Service (CLASS E)

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Introduction

The applicants wish to create a new Retail Unit to take over the place of a former betting shop. No external alterations are proposed and the use will be complementary to the area and respectful of the character of the building.

Prior to the application property becoming vacant it had been occupied as a betting shop for a number of years. Enquiries have revealed that although marketed for sale or to let no offers were forthcoming, and the premises have been vacant for well over a year.

The applicants have been advised by the Marketing Agent that the property had been advertised inviting offers from the current retail marketplace and as a result although extensively marketed failed to attract a new retail tenant. The property has an overall width of approx. 6.5m to the front with overall depth of approx. 17.5 m. The main High Street includes an extensive range of retail and retail service uses which also include Class A2, Class A3, Class A4 and Class A5 uses fundamentally within the Class E use. Observation confirms that within the shopping frontages these latter uses are spread with no apparent concentrations which could impact upon the attraction of the High Street. The applicant is confident that the proposal will add to the shopping area.

The application proposal

The change of use from Sui-Generis to Class E(a) relates to just the ground floor.

Drawing 9227 - 02 illustrates the proposed layout of the property with a rear staff and storage area with facilities and office space available to the main retail area if desired but predominately we would envisage to be used as a shop or maybe a café (other than hot food i.e restaurant/takeaway).

Refuse and recycling storage facilities will be accommodated in the rear yard as previously used by the previous occupiers of the application property. The applicants will be arranging a private contract for collection.

Staffing levels

The applicants have indicated that the proposal could maybe introduce employment for 3 full-time and probably 1 to 2 part-time during the first year of operation.

Proposed hours of operation

The proposed open hours will be linked to those to be set out in the applicants submission and are as follows:-

Monday to Saturday - 09:00 to 18:00

Sundays - 10:00 to 16:00

National Planning Policy Framework - NPPF

The NPPF whilst acknowledging the importance of development plan policies sets out strong guidance to promote sustainable development and in Paragraph 15 it is stated that

Local Plans should follow the approach of the presumption in favour of sustainable development. This guidance is continued in Section 2 of the NPPF - Ensuring the vitality of town centres. Section 4 of the NPPF - Promoting sustainable transport and in particular refers to the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.

The submitted proposal respects the guidance of the NPPF by seeking to maintain the vitality and viability of the High Street as a District Centre and by reason of the location of the property will encourage customers to use public transport, cycling and walking to the ground floor commercial units.

Conclusion

The application property is located in the heart of the areas shopping district with the area functioning as a main transport route. The applicant believes the proposal is supported by Local Plan Review policies. The applicant believes that the proposed Class E use will introduce additional choice available in the shopping frontage of the town centre and as such will be complimentary to the existing shopping attraction of the District Centre to local people and the visiting public.