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11 March 2024

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN
Dear Sir/Madam,

**PLANNING APPLICATION FOR INSTALLATION OF WINDOW HATCH TO SHOPFRONT
UNIT L8, THE SWAN CENTRE, EASTLEIGH SO50 5SF**

We have been instructed by our client, Nando's Chickenland Ltd, to submit the enclosed planning application for the installation of a window hatch to the principal shopfront at the above address. The application has been submitted online via the Planning Portal (ref: PP-12870094) and the requisite fee of £293, plus the £64 planning portal administration fee, has also been paid online.

In accordance with national and local validation requirements, the following documents have been submitted with the application:

- Completed Planning Application Forms;
- Completed CIL Forms;
- Site Location and Block Plan;
- Existing Floor Plans;
- Existing Elevations;
- Proposed Floor Plans;
- Proposed Building Elevations; and
- Design and Access Statement (included within this letter).

Site Description

The site comprises an existing Nando's restaurant located within the Swan Shopping Centre. The surrounding area is predominately commercial and retail in nature, inclusive of other restaurants and cafes, as well as leisure uses, such as the cinema and bowling alley.

The application site is not located in a conservation area, nor is the building locally or nationally listed.

Planning History

The following planning information and applications were identified in relation to this site per the Eastleigh Borough Council online planning history search:

- The original permissions for this site were established in July 2005 for the "*construction of multi storey leisure complex to incorporate existing ground floor car park, 9 screen cinema, bowling alley, 71 bed hotel, health club and various other A3/A4 (restaurant & cafes/pubs & bars)*" (ref: F/05/54053)

Application Proposals

The application proposals seek planning permission for the installation of a new hatch and associated shelf to be placed on the principal shopfront, to the left hand side of the existing entrance door. The hatch measures 900mm x 720mm

and will incorporate the high-quality materials and design elements which are currently utilised by the existing shopfront. The purpose of the hatch is to facilitate easier takeaway collections for third party collection drivers (Deliveroo). A mosaic tile inset into the existing entranceway is also proposed.

Other updates to the shopfront that do not require planning permission include the repainting of the shopfront and associated elements, as well as maintaining and making good the existing fascia sign and menu box, and the placement of four non-permanent planters. These works are all intended to refresh the tired exterior and provide an updated and more accessible shopfront for guests.

Planning Policy

The statutory development framework for this site comprises the adopted Eastleigh Borough Local Plan 2016-2036 (2022), the interactive Eastleigh Borough Policies Map, and any relevant Eastleigh Borough Council Supplementary Planning Documents. The National Planning Policy Framework (NPPF) (2023) is also a material consideration in the determination of this application.

National Planning Policy Framework (NPPF, 2023)

The NPPF provides the overall policy framework for England.

The importance of well-designed and beautiful places is highlighted in **Chapter 12** of the NPPF.

Paragraph 38 in the NPPF states that local planning authorities should approach decisions on proposed development in a positive and creative way.

Eastleigh Borough Local Plan 2016-2036 (2022)

Policy DM1 'General Criteria for New Development' sets out how development should not have a negative impact on surrounding amenity, whilst also making efficient use of the site through design and implementation measures.

The site is identified as being located within the town centre, which **Policy E3 'Eastleigh Town Centre'** sets out how the primary goals of the centre are to strengthen retail developments and promote well-designed spaces.

The Eastleigh Shopfronts & Signs (1996) planning guidance sets out the importance of quality shopfront and advertisements, for not only the success of the business itself, but for the neighbouring properties, as well.

Planning Considerations and Conclusions

Planning permission is sought for external alterations to the existing Nando's restaurant located in the Swan Shopping Centre. The proposed works are to make good the existing shopfront elements along with the addition of a new sliding hatch with a shelf. Thus, the planning considerations relevant to the proposals are the principle of development and the implication on surrounding amenity, if any.

The proposed external works comprise high-quality design materials and finishes that will complement the current shopfront and its surroundings. The new hatch and shelf, alongside the mosaic tile inset, and associated external updates will create a refreshed entranceway that is safe and secure, and of high-quality appearance.

The proposed updates are to improve restaurant operations through the installation of the sliding hatch and shelf and a mosaic tile inset, whilst also further activating the space through the creation of a more inviting and interesting entranceway to entice guests from all levels of the shopping centre. Due to the location of the site within the retail centre, the application proposals are not considered to be out of character given the surrounding context.

Regarding impact on amenity, it is not considered the works will be of detriment to the neighbouring units nor the Swan Shopping Centre as a whole. As it is existing, the Nando's restaurant does not seek to make any significant changes, but instead facilitate necessary updates to improve day to day operations, particularly in relation to the collection of takeaway orders by third party collection services, namely Deliveroo. The sliding hatch will be discreetly placed in the corner of the unit, with planters placed below. A cinema and car park are the neighbouring frontages on this level, with both of these entrances a respectable distance from the Nando's shopfront.

The proposed works are modest in scale and are largely to improve the outdated shopfront elements to introduce a more interesting shopfront that is in alignment with Nando's design identity and branding, without causing detriment to highway safety or surrounding amenity.

As such, the sliding hatch and shelf and the mosaic inset are considered appropriate and will comply with the Eastleigh Borough Council Local Plan policies and the associated supplementary planning documents and guidance.

With the provided information, I trust that you have the sufficient information to enable a positive determination of the application. However, should you need any further information, please do not hesitate to contact me.

Yours faithfully,



SAM HARPER
Director

Enc.