

**DELEGATED OFFICER REPORT:****Application Ref:** F/24/96738**Site Address:** THE FLAT, 11 ST JOHNS CENTRE, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4QU**Case Officer:** Clare Martin**Description:** First floor change of use of 1.no two bed flat (Class C3(a)) to 2.no therapy rooms with kitchen & toilet facilities (Class E).

|                                                                                                            |                                                |                                    |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                        | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within Urban Edge</li><li>• Within Hedge End Town Centre</li></ul> |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Z/26776 – Outline application for the construction of shops, offices, church and maisonettes together with servicing and car parking – Granted (April 1985)</li><li>• Z/26776/5 – Reserved matters application for the erection of 7no. shops and a kiosk – Approved (July 1985)</li><li>• Z/31006 – Change of use to a pizza takeaway (Class A3) - Permitted (April 1989)</li><li>• Z/31006/1/00 - Conversion of Roof Space to Form a Flat Above Shop with Front and Rear Dormers – Permitted (Feb 1994)</li><li>• F/23/96275 - Retrospective conversion of ground floor from Hot Food Takeaway (Sui Generis) to Hairdresser/Barber shop (Class E) – Permitted (Jan 2024)</li></ul> |                                     |                                    |

|                       |                                                    |                                                        |                                           |
|-----------------------|----------------------------------------------------|--------------------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>     | <b>Letters</b> <input checked="" type="checkbox"/> | <b>Site Notice</b> <input checked="" type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:      | None                                               |                                                        |                                           |
| Parish Council:       | No objection                                       |                                                        |                                           |
| Environmental Health: | No response                                        |                                                        |                                           |

|                              |                                                |                                    |
|------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Carried out 31/1/24 |                                                |                                    |

|                                     |                                     |                                               |
|-------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Pre-commencement Conditions:</b> | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| Details:                            |                                     |                                               |

|                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                          |
| Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-<br><br><i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> |

|                                                                                                                |
|----------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                 |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b> |

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are:

Strategic policies S1 (sustainable development), S2 (approach to new development) S4 (employment provision)

Development Management policies: DM1(general development), DM8 (pollution) & DM22 (ground floor changes of uses in district centre retail frontages)

**Supplementary Planning Documents:**

None

**Proposal:**

The application is to convert the existing first floor two bed flat into a Class E use (commercial business and service), primarily to allow the unit to be used as treatment therapy rooms for counselling. The unit is relative small at 62m2 and sits above a ground floor barber, which was granted permission earlier this year.

**Assessment:**

**Principle**

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

The unit is also located within Hedge End Town Centre, but as it is on the first floor it will not affect the existing retail frontage and the loss of the residential unit is not considered significant. Furthermore, the change of use to counselling facilities would support the range of services available within the town centre location, adding to its vitality and viability and providing additional footfall to other outlets.

**Assessment**

The development is considered acceptable and complies with planning policy in that:

- The proposed change of use does not require any external alterations to the appearance of the building and there will be no impact on the character or appearance of the locality.
- The proposed counselling services should not generate significant noise and disturbance over and above that of the busy town centre environment. It is noted that the unit could be used for a wide range of uses within Class E, but these types of uses are designed for town centre sites and the small size of the unit means it is unlikely to become a more intensive use in the future. Furthermore, the use of the first-floor unit is not protected by Policy.
- Customer and staff parking is available within the large public car park at the rear of the site for which there is direct access to the building.
- The proposal will not have an adverse impact upon trees or other natural features worthy of retention and will not have a likely significant impacts on the SPA.

**Climate Change:**

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is

underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and emerging plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

|                    |                                                   |                                        |
|--------------------|---------------------------------------------------|----------------------------------------|
| <b>Conclusion:</b> |                                                   |                                        |
| Recommendation:    | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...       |                                                   |                                        |