

**PLANNING STATEMENT**  
**PRIOR APPROVAL APPLICATION FOR THE CONVERSION OF FIRST FLOOR**  
**PREMISES WITH CLASS E USE TO CREATE 2 X 1-BEDROOM**  
**RESIDENTIALSELF-CONTAINED FLATS**

**At**

**5 Leigh Road, Eastleigh, SO50 9FG**

**by Wildern Architecture Ltd**

**April 2024**

**1.0 THE EXISTING SITE**

The application site measures 265sq.m and is not located within a designated Local Conservation Area and the building is not Listed nor Scheduled. The premises is currently occupied by Consol Tanning Studio with their main tanning rooms, staff kitchen and toilet at ground floor level and offices at first floor level. Access to Consol Tanning Studio is directly off of Leigh Road. Consol Tanning Studio have occupied the premises for more than 10 years.

The prior approval process under Class MA of Part 3 to Schedule 2 of the Town and Country Planning (General Permitted Development Order) is applicable. As such my client is taking advantage of the new permitted development rights introduced by the Government to convert the building's first floor space to 2 x 1-bedroom self-contained flats within Class C3 of the above Order. A pre-application for the proposed scheme was submitted to the Council in December 2023 (Q/23/96604) prior to the change in the rule that prevented prior approval unless a building had been vacant for a continuous period of at least 3 months prior to the date of the application, therefore, this rule no longer applies to the determination of this application.

The bin and bike storage for the 2 flats is indicated on the submitted drawing at the rear and side of the building. There is also a new external staircase proposed on the drawing in order to gain access to an existing balcony area and fire exit door at first floor level, which will become a communal entrance door to both flats. Other than the addition of the staircase no material external changes are required to the building. If deemed necessary, a separate planning application can be submitted for the new external staircase if required. N.B Some of the points raised as concerns by the Planning Officer regarding the pre-application are addressed below under section 2.

The general character of the surrounding area is mainly commercial premises with offices or residential accommodation at first and second floor level. The site is in a very sustainable location and within easy walking distance to local shops and amenities, as well as Eastleigh train station and other public transport links.



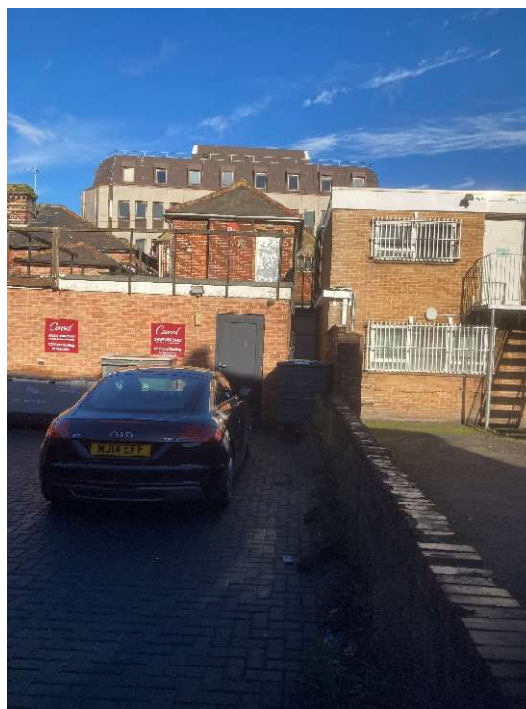
**Fig. 1 – Photograph showing the front (north) elevation of 5 Leigh Road (centre).**



**Fig. 2 – Photograph showing the front (north) elevation of 5 Leigh Road with the entrance to Consol Tanning Studio (left).**



***Fig. 3 – Photograph showing the rear (south) elevation of 5 Leigh Road with the existing balustrade shown around the balcony area at first floor level and the bin storage at ground floor level.***



***Fig. 4 – Photograph showing the rear (south) elevation of 5 Leigh Road with the existing fire exit door at first floor level (centre).***

## **2.0 THE PROPOSAL**

**2.1** The proposal is to create 2 x 1-bedroom self-contained flats at first floor level as shown on the submitted drawing. This will include the conversion of the first floor of the building from Class E to residential accommodation.

The existing first floor fire exit door on the south elevation will become a communal entrance door providing access to both flats. Flat 1 will have a gross internal floor area of 36sq.m, whilst Flat 2 will have a gross internal floor area of 39sq.m. Each flat will have separate bedrooms and living areas, as well as a wc/shower room.

A new secure bike store will be located to the side of the building underneath the new external staircase that will allow for 2 bikes to be stored for both flats. The bins for the flats will be stored at the back of the building, along with those associated with the ground floor commercial premises and will be collected on the appropriate day by the Council.

**2.2 Access and Parking:** Access to the flats will be via a new external staircase located towards the back of the building which provides access to an existing balcony area and external door. There are currently 4 x car parking spaces located at the back of the building which will be retained for use by the commercial premises. The site is within easy walking distance to shops and amenities and various local transport links. There are also several public car parks within easy walking distance to the site. The pre-application response acknowledged the sustainable location of the site, and that car parking was not necessarily a requirement to permit the proposed development.

**2.3 Contamination:** There are no proposals to carry out any excavations on site and the potential for prescribed contaminants to be created as a result of the works is negligible, either to workers or to occupants.

**2.4 Flood Risk:** The site is not within a hazardous flood zone identified by the Environment Agency.

**2.5 Noise Impact:** As part of the pre-application the Planning Officer raised concerns about the impact of noise from commercial premises and the fact that the site is within the Town Centre. In order to help the impact of noise on occupants my client intends to replace the existing north facing windows, as well as those on the south and west facing elevations with new uPVC units that will include acoustic glazing. This type of glazing is designed especially with this type of location in mind, or for instance where new housing permitted by the Council is within close proximity to the local train station and airport. I would also add that the development is at first floor level, and therefore it will not experience the same noise and anti-social behaviour associated with ground floor accommodation. The area to the rear of the building is also already a mix of residential and commercial units, therefore, the proposed development will not be out of character.

**2.6 Daylight Assessment:** There is more than adequate amounts of daylight that will be available to all of the habitable spaces within each flat. Some concern was raised in the pre-application by the Planning Officer regarding the kitchen/living room window serving Flat 1. The window in question measures 1.25m in width and 1.8m in height and is south facing, therefore, it is considered more than adequate to provide sufficient natural light. Also, similar to surrounding residential units the window overlooks some of the car parking area to the rear, some of the surrounding buildings. This type of view is very common with a town or city dwelling and is therefore not considered to be detrimental for occupants.

### **3.0 CONCLUSIONS**

The floorspace subject to conversion is less than 1,500sq.m.

No part of the site falls within any type of land set out in MA.1 (1)(e), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

No part of the site falls within an agricultural tenancy.

Under MA.2 (1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), my client is applying to the Council to confirm that prior approval is not required for the permitted development sought for the 2 x 1-bedroom flats.

The proposed scheme meets the requirements of MA.1 and MA.2 to allow the local authority to determine the prior approval for the proposed conversion.