

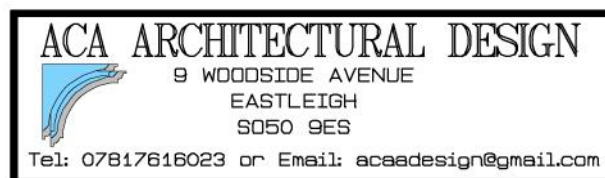
PLANNING, DESIGN & ACCESS STATEMENT

in respect of

Part change of use from Class E to Class C1
with associated alterations

at

2-4 Leigh Road, Eastleigh
SO50 9FH



September 2024

Introduction

This statement has been prepared on behalf of the applicant in support of proposals to convert part of the building which has been vacant since 1st February 2023 from Class E to Class C1 (9 rooms), this full planning application follows on from two refused prior approvals for part change of use to residential use references PN/24/97474 and PN/23/95955.

The Site

The site is located within the town centre of Eastleigh on the northern side of Leigh Road and in the primary retail zone which includes a range of retail, commercial and leisure uses along with some residential and hotel accommodation on the upper floors.

The detached traditional 3 storey building is sandwiched between 4 storey office block to the west and public house known as Wagon Works to the east, at the rear is a service yard with portacabin which allows pedestrian access, there is no on site car parking facilities.



Front elevation and rear service yard with view of portacabin.

Principle of development

The site is covered by criteria 1.a.ii. in Policy E3, Eastleigh town centre. This supports the redevelopment of this block to the east of Upper Market Street whereby retail use on the lower and ground floor and residential uses on upper floors along with a number of other noted uses will be acceptable.

In order to address previous refusal for residential use, the proposal seeks approval specifically for temporary, visitor accommodation (Class C1 hotels) as opposed to a permanently occupied Class 3 dwellinghouse. The proposal would be suitable for such a Class C1 use, providing a suitable quality of accommodation for business or holiday visitors to the city centre. This would provide a modest but tangible benefit to the local economy

Design Response

Amount

The ground floor frontage onto Leigh Road would be retained with 99sqm of floor area which along with the proposed reception and ancillary office/staff rooms at the rear and 9 x C1 rooms on the first and second floors, will help to maintain the vitality and viability of Eastleigh town centre.

Layout

Commercial unit in front part of ground floor and access retained from Leigh Road with rear element reconfigured to provide reception, office/store and staff room whilst the existing portacabin will be removed to provide bin/cycle storage and provide some outdoor area. The first and second floors will provide a mix of 9 room types, each designed for the different needs and tastes of the potential transient solo travellers to family occupants.

Scale & Appearance

Remains unaltered except for 3 windows being removed at first and second floors on the east elevation and new entrance door to replace existing window on the west elevation.

Impact on Residential Amenity

The proposed layout provides front and side facing outlook from habitable rooms thereby achieving a good quality living environment whilst also being more compatible with neighbouring uses

Given the separation distance to the neighbouring properties to the side and rear of the site is not considered that the proposal would not adversely affect the amenities of the occupants of these properties.

Noise & Air Quality

The accompanying noise assessment has demonstrated that with the proposed mitigation, noise levels within the proposed hotel accommodation would be acceptable.

There would be no significant impact from odour sources or air quality on amenity with respect to future occupants on the basis of current adjoining activities in the area.

Access

Existing side vehicular access will be retained.

Highways

This site is located within the city centre and zero parking is provided which is acceptable in this location.

Refuse/Cycle Provision

The provision of refuse will be in the form of 2 x 1100 litre wheelie bins. The waste bins will be stored to the side of the site behind an existing 1.8m gate which will be collected by the refuse service via a smooth, stable surface to allow the local authority to conveniently and safely access the waste containers from within 10m of the highway.

In terms of cycle provision, 10 cycle spaces are to be provided within the existing building, this level of cycle provision exceeds the standards set out by Council's Local Plan.

Conclusion

The accommodation could function acceptably as the C1 use class proposed and, in this regard, offer suitable living conditions as temporary occupation, including in respect of providing adequate internal space. On this basis the proposal would on balance make beneficial and sustainable use of city centre floorspace without conflict with the development plan when considered as a whole.

The part loss of employment site would not impact this city centre location given its been vacant since February 2023 and the immediate proximity to local services, furthermore the proposed change of use would not present any material external changes to the host building from the street scene thus there would be no adverse impact on the area or their settings.

There is no overriding reason to refuse the scheme and we request the support of Eastleigh Borough Council planning department or an opportunity to discuss/overcome any concerns that may be raised prior to determination.