

PLANNING STATEMENT

LONGACRE FEEDS WINCHESTER ROAD BORLEY GREEN HAMPSHIRE SO32 2DH

INTRODUCTION

This statement should be read in conjunction with the drawings prepared by CMCdesign architectural services, which together form the planning application submitted to Eastleigh Borough Council for the change of use of the existing light industrial unit Class B2 to a dance / fitness studio Class E at Longacre Feeds, Winchester Road, Borley Green, Hampshire, SO32 2DH.

SITE & CONTEXT

Longacre Feeds is an established portal frame building located in a small development of businesses served from a driveway off Winchester Road, Borley Green. The existing unit is currently used for storage / workshop / equipment & machinery repairs by self employed staff at adhoc times during the week.

PROPOSAL

Our clients wish to seek planning permission to change the use of the unit, to a Class E dance / fitness studio. Whilst minimal changes are required to establish the change of use, new entrance doors are proposed to replace an existing roller door and a small extension to the side is proposed to house a WC, serving the new business.

The new occupants are motivated to start their business following grant of planning permission, to start serving the local community.

CONCLUSION

It is considered that the development proposed would not have an unacceptable impact on the character or appearance of the site and would have a neutral effect on surrounding area and thus showing compliance with the NPPF and adopted Local Plan Policies.

It is contended that the proposal therefore complies with policy and the Council is therefore respectfully requested to approve this planning application.