

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

March 2025

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.

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.

A Prior Approval application was submitted in May 2024 for a similar scheme which was refused by the Council in August 2024 (PN/24/97334). The main areas of concern for the Council included the perceived lack of natural light to some living areas, and the impact of commercial noise on living areas at the back of the building (south elevation). The previous scheme also relied on the introduction of a new external staircase which required planning permission. The 2 flats were also considered to be under the 37sq.m area required to meet the National Space Standards.



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.

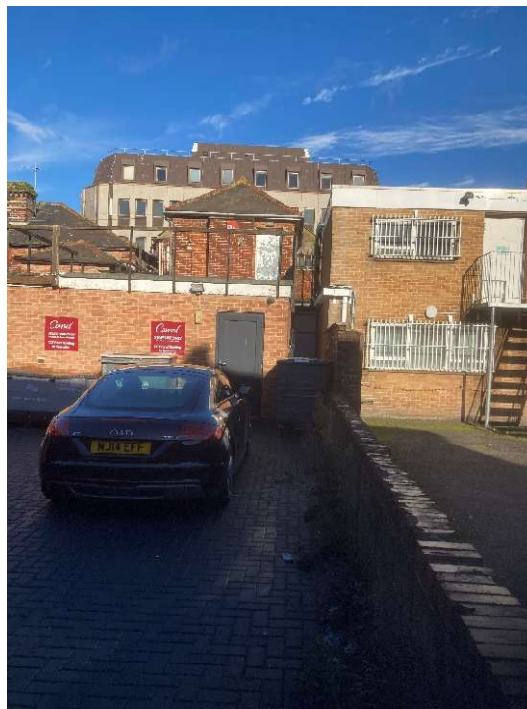


Fig. 4 – Photograph showing the rear (south) elevation of 5 Leigh Road with the existing fire exit door at first floor level (centre).

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 ground floor fire exit on the south elevation will be used as the main entrance to a hallway with a staircase leading up to the 2 flats. The hallway will be blocked off from the shop and a bike store for the flats (2 x bikes) will be created under the staircase. 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.

Flat 1 will have a gross internal floor area of 38sq.m, whilst Flat 2 will have a gross internal floor area of 38sq.m. The layouts for both flats have now been configured so that the bedroom and living areas are on the north elevation, which in terms of external noise and natural light was considered acceptable by the Council. The kitchens and a wc/shower room (Flat 1) are now located on the back of the building, to minimise the impact of any commercial noise from neighbouring properties. Further measures including acoustic glazing will be installed and in the event of the windows having to be opened, it would be reasonable to say that this will only be whilst occupants are either cooking or using the wc/shower room, therefore, not for long periods of time.

2.2 Access and Parking: 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 Council have already acknowledged that the site is in a sustainable location, and that car parking was not necessarily a requirement to approve 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: A noise assessment has been submitted as part of this application, and it is now considered that as all of the main living areas are located on the north side of the building that this should be considered acceptable for the Council. 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.

2.6 Daylight Assessment: The main living and bedroom areas for both flats are on the north side of the building, which was acknowledged by the Council during the course of the previous application as being acceptable. The south side of the building now only requires natural light to both kitchens and a wc/shower, so not rooms where occupants will be expected to remain in for long periods.

3.0 CONCLUSIONS

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

Flats 1 and 2 are both 38sq.m which meets the requirements of the National Space Standards.

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.

The layout for both flats allows the main living and bedroom areas to be located on the north side of the building, which is considered acceptable by the Council. The kitchens for both flats and a wc/shower room are located on the south side of the building with adequate natural light. These are rooms that occupants are not expected to spend long periods of time in and which the use of will not be affected by any external commercial noise.