

DESIGN STATEMENT

CHANGE OF USE FOR A5 TO GROUND FLOOR UNIT

AT

31 ELM GROVE

HAYLING ISLAND

Introduction

The site has been redeveloped with the ground floor approved for retail A1 use.

This unit has been vacant and ready for possession for around a year and this change of use is to help occupy the unit with an additional use class.

Location

The site is located at the end of a row of shops with a wide pavement at the front and flanked by an access road to a public car park which borders the rear site boundary.



Previous Planning History

The relevant planning history is as follows:

95 / 55832 / 000	Erection of shed to side for storage	Decided	13/12/1995
APP / 12 / 01206	Demolition of existing timber building & construction of two storey detached building of retail unit at ground floor & 1no two bed flat over	Withdrawn	
APP / 13 / 00090	Demolition of existing timber building to redevelop the site with a shop and two bedroom flat over	Approved	11/03/2013
APP / 14 / 01192	Demolition of existing timber building and to redevelop the site with a shop and 3No two bedroom flats over. (Revision to approved scheme APP/13/00090).	Approved	23/01/2015
APP / 17 / 01273	Application for Non-material change to Planning Permission relating to increased height of new parapet; and ridge lifted by approximately 200mm	APP/14/01192	
		Approved	22/12/2017

Elevations

This change of use has been submitted with no changes to the elevations forming part of this application.

Access

Vehicular access does not exist as there is no parking on site.

Pedestrian level access to the shop fronts will be off Elm Grove as existing.

Access to the rear of the shops for deliveries will be via gated internal yard off the side elevation to the pavement along the car park access road and the rear elevation.

Parking will be via the existing public car park to rear as per the approved A1 usage.

Staff numbers

Staff numbers will be dependent on the eventual tenant but is expected to be around 3 staff members.

Hours of operation

Dependent on eventual tenant but expected to be in the region of 9am – 12am up to 7 days a week.

Working hours

Dependent on eventual tenant but expected to be in the region of 10am – 11pm up to 7 days a week.