

Planning Application for Change of use from retail to Residential and associated Alterations and improvements,
to 35 Sandy Point Road, Sandy Point, Hayling Island
Hampshire, For Sivakumar Limited.
Marketing statement .

Introduction.

The Proposed development site is Located at 35 Sandy Point Road, Sandy Point Hayling Island, Hampshire. PO11 9RR. The development site is located in an existing residential area, which consists a mixture of domestic properties and seasonal static caravans which have a limited use. The application site forms a mixture of residential and retail, the existing retail area ceased trading in 2017, when the owners we understand went into liquidation.

Proposal.

The application is for a change of use from A1/ A3 mixed retail and residential to C3 residential, by converting the redundant shop into a ground floor self contained flat.

Marketing and mitigation.

The present owners of the property have purchased the property from Alsops Auctioneers in February 2019 as such are not aware of the previous owners attempts To market the property. However the loss the retail has been mitigated by the creation of Sandy Point News, Premier Stores at 52 Creek Road, who have recently extended the retail sales area by 600 sq feet, as such the loss of a retail outlet in this location we would say is negligible and economically manageable.

Within 600 metres of this site you will also find J & K Supermarket a additional retail Outlet – convenience store, which provides the area with an alternative shop to the Premier Stores, both shops are within walking distance, and are directly located near to the main bus route to Havant, as such the retention of the retail in this area is not viable in its present form.

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Architectural Planning Limited.
26th August 2011.