
Design and Planning Statement

**260-262
London Road
Waterlooville
PO7 7HG**

07/02/2018

Site

The site is located within the town of Waterloo. Number 260 & 262 are in the middle of London Road, near the intersection with Rockville Drive and is less than a 5 minute walk from the city centre.

Numbers 260 & 262 is a two storey building with a small courtyard to the rear which can only be accessed via the property's rear exit.

The Property

The property is Brick Built, building. The ground floor is predominantly used for commercial purposes, with a large shop front. The front door is solely used for access to the commercial units.

External Changes

No external changes will be necessary except for an a ventilation system to the rear, which cannot be seen from the main shopping street of London Road

Proposal

The new planning application is for Change of use of no.260 from A1 classification (retail units) and no.262 from Sui Generis (Betting Office and Pay Day Loan shops) to A3/A5 Classification (Restaurants and Cafes/Hot food takeaways).

260 is currently vacant but previous planning applications has it as a A1 classification (retail units)

262 from is currently vacant but previous planning applications has it as a Sui Generis (Betting Office and Pay Day Loan shops)

Planning Policy

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 (SI 2013/1101), which came into force on 30 May 2013:

Buildings with A1, A2, A3, A4, A5, B1, D1 and D2 uses will be permitted to change use for a single period of up to two years to A1, A2, A3 and B1 uses.

B5.43 centres, a greater diversification of uses is appropriate. The introduction of other complementary A-use class and D1 and D2 uses may help to make the centre more attractive.

Outside the primary shopping frontage, but within the shopping areas of the city and town

Policy S9

Outside the shopping centres defined on the Proposals Map the Council will:

a) grant planning permission for the development of appropriately located small-scale local shops within the settlements defined in Policy SC.1 provided that there is no adverse effect on residential amenity; and

b) Refuse planning permission for the change of use of existing buildings in A1 use in cases where these have a realistic potential to perform a continuing key role in meeting the retail needs of the local area in a sustainable manner.

In this case, 260 & 262 London Road, is inside the primary shopping frontage. But the properties remain vacant and cannot be let as A1 units

The owner has already had several offers for cafes to occupy the property as A3. Hence the result of a change of use will stop the continuous state of despair of these properties on the main shopping frontage.

Having seen many similar properties having their change of use granted, it cannot be suggested that the premises has a “continuing key role in meeting the retail needs of the local area”.

Marketing Information

The properties are currently vacant and have been marketed for 6 Months in their current classification with no significant offers to date.

The client has however had four separate offers from prospective tenants to use the premises as cafés.

Please see links below for marketing details:

260 London Road

<http://www.hi-m.co.uk/properties/260-london-road-waterlooville-hampshire/>

262 London Road

<http://www.hi-m.co.uk/properties/262-london-road-waterlooville-hampshire/>

Use Classification of Surrounding Units

Of the 20 trading units within the vicinity of Number 260 & 262 London Road and excluding offices, you have:

6 A1 units:

2 – Hair / Beauty Salons

3- Retail

1 – Sewing Shop

5 A2 units:

5 – Estate Agencies and financial services

3 A3 units:

Cafes / Restaurants

2 A4 unit:

Pub

4 Sui Generis

Betting Office and Pay Day Loan shops

Further afield you have additional pubs / restaurants, florist, school uniform shop and a trade paint supplier. This area is made up of trades and services that the public specifically walk to and they do not rely on passing foot fall. As such, confirming 260 & 262 London Road as an A3/A5 Use will increase its viability as a business premises and it will also support the growth of this area as a successful community for Estate Agencies and other service industries.

The Applicant has already secured an A3 tenant who wishes to trade specifically in this area for the foreseeable future.

Employment

The new tenants, a Cafe, will employ three full time staff per unit This is greater than any retail shop of a similar floor area.

Access

There are no plans to change the access to the property. The area is well serviced by several nearby bus routes and is within easy walking distance of the city centre.

Summary

From the above analysis and from the information provided, we consider the proposal is acceptable in all respects and is in keeping with the surrounding properties.

It is also shown that the conversion of the property will contribute to the upkeep of the main shopping street. In addition no additional stress or status will be added to the site and the surrounding area.