

DESIGN AND ACCESS STATEMENT

Sovereign Flooring
Unit 1, 33 Creek Road, Hayling Island, Hampshire, PO11 9QZ

This statement has been prepared in support of the application for material change of agreed planning use from the existing sui generis (garage forecourt and vehicle repairs) use Proposed retrospective material change of use at Unit 2 Sui Generis to B8, at Unit 3 Sui Generis to B2, at Unit 4 B1 to B2, at Unit 6 Sui Generis to B8, at Unit 7 Sui Generis to B8, at Unit 8 Sui Generis to B8, to continue the current use a businesses.

Context

The existing buildings are semi-detached and detached business units. Built using brick, block and steel. The property is, situated on a retail and residential road.

Amount

The existing property (Unit 2, 3, 4, 6, 7, 8), has an combined area of 297.9m². The proposed application will not change this.

Layout

The internal use of the units are shown on proposed drawing sheet P002.

Appearance: To remain as existing.

Vehicle access and parking

There is vehicle parking available for the units, totaling 12 vehicles, 3 delivery vehicle, total 15, and motorbike/scooters 4, 4 cycles.

Local non associated local parking is also available within the area.

The location has good transport links to the greater area.

Pedestrian and cycle access

Access to the property is made from a front East elevation shop door.

Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

Policy CS8 (Community Safety)
Policy CS16 (High Quality Design)
Policy AL3 (Town, Centres)

National Planning Policy Framework - Requiring good design

Assessment

The principle of the proposal is established in local plan policy.

Conclusion

The proposed change of use, is consistent with local planning policies and will not effect the current use of the building or local area.