

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 change of agreed planning use from the existing B2 (general industrial) use in favour of an A1 (retail shop) unit, in retrospective, to continue of current use a business of Sovereign Flooring.

Context

The existing building is a semi-detached B2 General Industrial until, in use as A1 Retail since before 2019. Built using brick, block and steel. The property is, situated on a retail and residential road.

Use

Proposed A1 (retail shop).

Amount

The existing unit (1) area is 214m². The proposed application will not change this.

Layout

The internal use of the proposed unit is shown on proposed drawing sheet P006.

Appearance

To remain as existing.

Vehicle access and parking

There is vehicle parking available for the unit and proposed application, totaling 8 vehicle, 1 delivery vehicle, motorbike/scooters, 2 cycles. This is consistent and above recognised parking standards.

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.