

5 February 2016

My Ref : **27 LONDON ROAD**

PLANNING STATEMENT INCLUDING DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS AND SINGLE STOREY REAR EXTENSION TO EXISTING PROPERTY TO INCLUDE SUBDIVISION OF GROUND FLOOR TO FORM TWO CLASS A1 RETAIL SHOPS AND CONVERSION OF FIRST FLOOR TO FORM THREE ONE BED FLATS WITH DEDICATED CAR PARKING FOR 3 CARS, SECURE CYCLE STORAGE AND SECURE REFUSE/RECYCLING STORAGE FACILITIES WITHIN THE SINGLE STOREY REAR EXTENSION

27 LONDON ROAD, COWPLAIN, WATERLOOVILLE, HANTS, PO8 8DF

Introduction

The application property has until recently been in use as a Class D2 Health Club but since it became vacant the owners have been marketing the property but as no Class D2 operators have shown an interest a review of the property has now been undertaken. The property has a double width frontage which would easily support the provision of two shop fronts. Once subdivided the ground floor would provide retail units of 78.3 sqm and 73.5 sqm.

The application property is located at the end of a terrace of two storey pitched roof (flat roofed at the rear) and at first floor the property shares a fire escape exit over 25 London Road which is a linked intervening flat roofed single storey building with the residential occupants of Silvester House. The terrace of commercial properties are set 7m back from the carriageway of London Road and the frontages of the properties are linked by a continuous canopy. Rear access and four car parking spaces are available to the property from a shared service area. This is illustrated on the submitted application photographs.

At present there is no provision for secure cycle storage.

Planning decisions considered relevant to proposal

27 London Road - 05/61745/001 - Permission granted conditionally on 12 July 2005 for change of use of the ground floor from retail (A1) to women's Health and Fitness Centre.

23 London Road - APP/14/00292 - Permission granted conditionally on 19 May 2014 for change of use from retail (A1) to Ice Cream Parlour (Class A3) including new shop front.
37 London Road - APP/14/00380 - Permission granted conditionally on 25 June 2014 for extension and conversion of first floor and part ground floor to create two No. 1 bedroom flats.

The planning application

The submitted Drawings No's 8510 -01 and 8510 - 02 provide details of the existing property and the proposal to subdivide the ground floor to provide two retail (Class A1) lock-up shops with conversion of the first floor to provide three No. 1 bed self contained flats together with construction of a rear single storey extension to accommodate refuse/recycling storage, secure cycle storage and a residential access door.

Access to the three No. 1 bed flats will be from the rear and the existing commercial width access stair will be replaced by an appropriate domestic stair which establishes a layout with a one flat across the rear and two flats with frontage outlooks towards London Road.

The proposed accommodation:-

2 x ground floor Class A1 retail units of 78.3 sqm and 73.5 sqm each with a new shop front and to be serviced from the rear service area.

First floor front one bedroom self contained flats comprising 50.3 sqm and 50.1 sqm floor areas.

First floor rear one bedroom self contained flat comprising 50.1 sqm floor area.

The single storey flat roofed rear extension will be constructed with matching brickwork and will accommodate a dedicated entrance door to access the flats while also accommodating internally accessed cycle storage and externally accessed refuse/recycling facilities. Three car parking spaces will be retained for the use of the properties.

Community Infrastructure Levy (CIL)

The CIL Additional Information Form has been completed and as required accompanies the submitted planning application.

The Havant Borough Core Strategy - Adopted 11 March 2011

The following policies of the Core Strategy have been assessed as they are considered to have relevance to the submitted planning application:-

CS4 - Cowplain District Centre

CS9 - Housing

CS16 - High Quality Design

DM13 - Car and Cycle Parking on Residential Development

Conclusion

The applicants believe that the subdivision of the ground floor to provide two Class A1 retail units will be a great benefit adding to the vitality and viability of the Cowplain District Centre. The conversion of the first floor to provide three self contained one bed flats will introduce residential activity in part of the building which is apparently difficult to let for commercial purposes. The proposal is supported by NPPF guidance and Local Plan policy.

Les Weymes DipTP, MRTPI

cc. Amercourt Ltd