

DESIGN AND ACCESS STATEMENT

Proposed Change of Use to Part of Ground Floor of Building from a
Retail Shop (A1) to an Estate Agent's (A2)

At



28 High Street
Emsworth
Hampshire
PO10 7AW

On Behalf of
Mr Peter Fullegar

Prepared by



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1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the proposed change of use to part of ground floor of building from a retail shop (A1) to an estate agent's (A2) at 28 High Street, Emsworth, Hampshire, PO10 7AW. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport

2.0 SITE LOCATION & SURROUNDINGS

The application site is located along the High Street within the town of Emsworth. The existing building is a two storey terrace property with retail accommodation at ground floor and residential accommodation at first floor. The property is grade II listed described as

‘House above shop, late C18, brick with tile roof. Two storey, 5 windows. Red brick walls in Flemish bond, brick dentil eaves. Casements. Early C20 shopfront, the north side has an arched door with a boarded door.’

There is no vehicular access to the property and car parking is provided on street within Emsworth town. There is pedestrian access from the adjoining pavement. Emsworth is a small market town which provides a district shopping centre with a range of day to day facilities and amenities.

3.0 THE PROPOSALS

The proposals involve the change of use to part of the ground floor of the building from a retail shop (A1) to an estate agent's (A2). The current building operates as 2 individual retail shops with a permanent division installed. Each shop is accessed via the central door and has a retail function. The proposals under this application merely propose to change one of the shops into an estate agent's. There will be no changes to the external appearance of the building and no changes to the internal layout.

The proposals aim to maintain the viability of the building by occupying one of the shops with a new sustainable business. The current owners and occupiers of the premises cannot maintain the viability of an A1 retail unit with the current large floor area and need to scale back their business in order to continue to provide a retail function to the town. The owner has tested the market and found that other uses have to be considered to prevent the unit from becoming vacant.

4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located within the urban area and more specifically within the Emsworth District Centre and Primary Frontage as identified under Havant Borough Councils Local Plan Review 2005 and the Adopted Core Strategy March 2011. The building is a Listed Building and sits within the Conservation Area.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Planning Documents and Planning Policy Guidance.

LOCAL DEVELOPMENT PLAN POLICIES

Havant Borough Councils
Local Plan Review 2005
(Saved Policies)

TC1 Hierarchy of Centres
TC6 Changes of Use – Primary Frontages

Adopted Core Strategy
March 2011

CS4 Town, District and Local Centres

SUPPLEMENTARY PLANNING GUIDANCE

None

PLANNING POLICY GUIDANCE

National Planning Policy Framework

5.0 DESIGN

The design of the proposals aims to create a new sustainable business within the district centre and make use of surplus retail floor space. The change of use to an estate agent's will involve no changes to the appearance and layout of the building and therefore will maintain the buildings integrity and listed status. Part of the building will be retained as a retail shop (A1) and this will ensure that some retail function is still present within the district centre.

6.0 ACCESS

The site and its immediate surrounding area are within a good accessible area within the town of Emsworth. The site has an established use for retail activity along with the use of existing on street parking facilities and public car parks. The existing access arrangements will be maintained as part of the proposals with the proposed change of use creating no difference in the parking and access demands.

7.0 PLANNING CONSIDERATIONS

Under Havant Borough Councils Local Plan Review and Adopted Core Strategy the proposals for the site are required to conform to the policies set out for development within the Town Centre and Primary Frontages as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to the development of an existing lawful commercial use within the urban area as well as any effect on the conservation area and the listed status of the building. Specific consideration will need to be given to the local and national policies.

The proposals involve the change of use to part of the ground floor of the building from a retail shop (A1) to an estate agent's (A2). There will be no external changes to the appearance of the building and no internal layout changes therefore the proposals will have no effect on the listed building status or the conservation area. The change of use will maintain the shopfront and preserve the features of the existing building important to its contribution to the street scene.

The change of use will only affect part of the retail use that the overall building benefits from. The existing A1 shop cannot maintain its viability with such a large floor space and needs to look for alternative uses in order to provide a smaller retail outlet. The division of the unit into 2 units enables a retail shop (A1) to be maintained with the other retail floor space changed to a more viable business use. The proposals will maintain public access into the unit and contribute to the general facilities provided by the district centre.

An important material consideration is the recent changes to the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. This statutory instrument provides the benefit of certain permitted development without requiring planning permission. Class D allows the change of use from A1 to A2 for a single continuous period for up to two years beginning on the date the building and any land within its curtilage begins to be used for one of the flexible uses.

Under D.1 development is not permitted by class D if

- a) The change of use relates to more than 150 metres of floor space in the building;
- b) The site has at any time in the past relied upon the permission granted by Class D;
- c) The site is or forms part of a military explosives storage area;
- d) The site is or forms part of a safety hazard area;
- e) The building is a listed building or schedule ancient monument.

On this basis the only criterion that stops this proposal benefiting from permitted development rights is that the existing building is grade II listed. Apart from this restriction the proposed change of use could have benefitted from the change in legislation, making it apparent that other A1 retail buildings that are not listed within the district centre could change their use without planning permission.

8.0 SECTION 106 CONTRIBUTIONS

Due to the nature and scale of the proposals it is not considered that any financial contributions should be sort for this development.

9.0 SUMMARY & CONCLUSIONS

In overall terms it is felt that the change of use will contribute to the viability of the district centre yet maintain an element of retail use important to the function of the town. The proposals under the planning application seek permission for the change of use to part of the ground floor of the building from a retail shop (A1) to an estate agent's (A2) There will be no physical changes to the appearance and layout of the building thus there will be no effect on the listed building status or conservation area.

The existing access arrangements provide suitable access to the site and have been operational throughout the use of the site for commercial activities. The proposals will maintain a shopfront and be accessible to the public. Recent changes to permitted development rights for the change of use of commercial buildings indicate that the sustainability of town centres can benefit from change of uses specifically within primary frontages where policies limit the number of non-retail uses. The proposals cannot benefit from these recent changes on the basis that the building is listed but apart from this constraint it is evident that there would be no harm to the viability as other permitted changes of use would distort the balance of retail and non-retail uses.

The development will contribute to the facilities available within the district centre of Esmworth and still maintain an element of retail that is important to the viability argument of uses within primary frontages. The development will be contained within the established constraints of the building. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for development. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for the change of use.

10.0 APPENDIX A (PHOTOGRAPHS)



View of existing front elevation to No.28 showing 2 shops with central access.



View of existing front elevation to No.28 and on street parking to the High Street.