

DESIGN & ACCESS STATEMENT

Site Address: 127 Elm Grove Hayling Island PO11 9ED

Proposed Development: Change of use from shop[A1 Retail] to Ground Floor 1B Flat.

Site & Surroundings.

No.127 is situated on the west side of Elm Grove approx 50m from junction with St. Marys Road. It was built circa 2005 as a Shop with Flat over with veh access from St. Marys Road and pedestrian from Elm Grove. Elm Grove comprises a mixture of shops, residential, commercial and public buildings of no particular character.

Proposed Development.

Since the property was built it has proved extremely difficult to let the shop and it has been vacant since April 2012 despite consistent advertising. A marketing report is to be submitted under separate cover for your information. The proposal requires the conversion of the shop to living accommodation with only minor internal alterations and 2 small obscured windows inserted in the south elevation.

Access.

Access, parking, turning etc to remain as existing.

Conclusion

The policy of encouraging retail units in this area has proved difficult to implement with retail units failing to be viable. No. 127 is a modern building built to current standards but the ground floor is unsustainable as a shop and a change of use would provide much needed additional living accommodation complementing the First Floor Flat which is permanently occupied.

