

Planning Statement

14 Water Lane
Totton
Southampton
SO40 3DP

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Planning Application - January 2024

Introduction

The application submitted is in relation to 14 Water Lane, Totton.

Currently operated as a fireworks shop, the ground floor retail unit is permitted for uses within Use Class E. The proposal includes a change of use to Sui Generis, for use as a family amusement arcade.

The floors above the ground floor retail unit are in residential use, and will remain unaffected by the proposed works.

The site is located in Totton's primary shopping area, just off of Salisbury Road, and is approximately indicated by a red outline on the below aerial photo.

There are numerous public car parks nearby, as well as good public transport links, including multiple bus stops and Totton train station within walking distance.



Proposals

The applicant intends to change the use of the existing ground floor unit from retail (use class E) to Sui Generis, with the intention of opening a family amusement centre.

The change of use requires minimal physical alterations, all of which are internal. This includes the removal of a wall and some internal fit out.

Externally, it is proposed that only the existing signage will change. The existing signage is an internally illuminated fascia sign. It is proposed that this will be retained, however the existing lettering will be removed and new vinyl lettering will be added.

The configuration of the existing shopfront, and the existing roller shutter are to be retained as existing.

Opening hours are relevant to the proposed change of use. It is proposed that the amusement arcade will be open Monday to Friday between 2pm to 8pm, and Saturday to Sunday 10am to 9pm.

Primarily, it is proposed that the arcade will be used by customers who have booked a

time slot to visit. It is anticipated that each time slot will be limited to 12-15 people. Each session would be an hour long with time between each for cleaning. Walk-ins would be accepted for sessions not fully booked. It is intended that customers will pay for their sessions, with games/machines then requiring no payment during sessions.

The games proposed to be included within the arcade are strictly intended to be family-friendly. As such, there will be no gambling games machines on-site.

