



25-27 Station Road, New Milton, BH25 6HN

## **PLANNING, DESIGN AND ACCESS STATEMENT**

Application for Planning Permission for the change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations, provision of amenity terraces, and new glazing and replacement doors to existing shopfront at ground floor.

April 2024

### **Introduction**

1. This Statement is submitted in support of an application for planning permission in relation to the change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations and terraces, plus new glazing and doors to existing shopfront at ground floor at 25-27 Station Road, New Milton, BH25 6HN.
2. The Statement provides justification for the scheme in accordance with relevant planning policy and guidance.

### **Site Context**

3. The site lies within the built up area of New Milton in the Town Centre and is part of the designated secondary shopping frontage.
4. The site is situated at the northern end of Station Road and occupies a prominent location opposite the entrance to New Milton railway station. Immediately south of the site lies the railway track.
5. The site and adjoining properties are not listed and the site is not located within a Conservation Area.
6. The immediate use to the north is a takeaway restaurant, with the surrounding uses being a mix of commercial, retail and residential properties.

### **Background**

7. The application site is currently vacant, however it previously operated as a car showroom (sui generis).

8. The existing building is part single storey, part two storey with first and second floor accommodation above, comprising a series of individual offices, kitchen and bathrooms.
9. The upper two floors are currently accessed via two internal staircases and comprise a total of 11 individual rooms. Externally the unit benefits from car parking on the front forecourt.
10. The site has been vacant for nearly a year, however a planning application was recently approved for the change of use of the building from sui generis (car showroom) to a retail unit (Class E(a)).

#### **Relevant Planning History**

11. The following record has been obtained from the Council's online planning register:
  - 23/11162 - The proposal is for the change of use of the building from sui generis (car showroom) to a retail unit (Class E(a)). 10 Jan 2024
  - 05/84479 - Display 1 illuminated & 1 non-illuminated fascia signs; 5 non-illuminated directional signs; 2 non-illuminated panel signs. Approved. 17 Jun 2005
12. There is no significant planning history relevant to the proposed.

#### **Planning Policy**

13. The Development Plan is comprised of the Local Plan 2016-2036 Part 1: Planning Strategy; Local Plan Part 2 Sites and Development Management Development Plan; The New Milton Neighbourhood Plan and Supplementary Planning Guidance And Documents.

14. The following policies are relevant to the Planning Application:

- Policy HOU1 – *Housing type, size, tenure and choice*
- Policy ECON6 – *Primary, secondary and local shopping frontages*
- Policy NMT10 – *New Milton town centre opportunity sites*
- Policy NM4 – *Design Quality*
- Policy NM5 – *New Milton Town Centre Regeneration Area – Manor Road - Station Road (Area B)*
- Policy IMPL1 – *Developer Contributions*
- Policy DM2 – *Nature Conservation, Biodiversity and Geodiversity*
- Policy DM3 – *Mitigation of Impacts on European Nature Conservation Sites*

### **Proposal**

15. The application proposes a change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations, provision of amenity terraces, and installation of new shopfront at ground floor.

16. The proposed scheme provides 2 x 2 bedroom flats. Flat A provides a 4 person dwelling over two floors, totalling at 80.7m<sup>2</sup>, with Flat B accommodating 4 people, over two floors, totalling 114.2m<sup>2</sup>. Both flats are provided with a private open terrace space, totalling at 11.9m<sup>2</sup> and 21.2m<sup>2</sup> respectively.

17. Access will be retained from Station Road. Flat A is provided with a parking bay on the frontage of the site, with a parking bay for Flat B provided at the rear of the site. Secure, covered cycle parking will be provided for both units within the building.

18. Minor external alterations are proposed to the building to facilitate its conversion to residential, comprising:

- the infilling of window openings with brickwork;
- the insertion of rear rooflights and replacement of windows with doors on rear elevation;

- the creation of a link bridge from Flat A to an amenity terrace at the rear;
- amenity terraces to Flats A and B at first floor level;
- parking and landscaping to the front of the site (in line with the layout approved under Condition 3 of 23/11162);
- parking for one car at the rear of the ground floor (along with a removal of the section of roof above);
- The infilling of a number of rooflights over the ground floor flat roof;
- New glazing and replacement doors to existing shop front.

### **Key Planning Matters**

#### Principle of Development

19. Policy STR5 sets out the need to meet the borough's housing needs, including the requirement for small developments of 1-9 homes. Policy HOU1 of the Local Plan sets out the strategy to ensure that all residential development helps to address the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost. The proposed flats will be market sale housing providing a mix of 2 x 2-bed homes.
20. The site lies within the New Milton Town Centre Regeneration Area – Manor Road - Station Road (Area B), as identified in the Neighbourhood Plan. Policy NM5 identifies this area as having an opportunity for mixed-use development or redevelopment. The proposed change of use of the first and second floor to residential would not conflict with this aim and seeks only to make the best use of under-used space within the Regeneration Area.
21. The Council cannot currently demonstrate a five-year supply of deliverable housing land. In such circumstances, the NPPF (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development, even greater weight should be accorded in the overall planning balance to the provision of new housing.

22. The principle of additional residential development is therefore considered to be acceptable.

#### Design

23. Both of the proposed units exceed the prescribed minimum space standards, with bedrooms at or above the minimum guidance set out in the NDSS.

24. External alterations to the building are limited in scope, with no extensions proposed. New glazing and doors to the existing shopfront are simple upgrades to the existing design and the parking and landscaping layout at the front of the site are as approved under the details submitted under the condition for the change of use permission to retail.

25. The new terraces at first floor level will provide amenity space for residents and are set back from the principal elevations of the building. The other minor external alterations are to secondary elevations and will be sympathetic to the host building, using materials to match existing.

#### Sustainability

26. The application is supported by a Sustainability Statement covering all aspects of the environmental impact proposed.

27. As the conversion of an existing building the environmental impact will be limited, but the scheme includes a series of measures as part of the internal fit out to enhance the building by providing better insulation in line with building regulations and specifying low-water fittings and appliances to reduce water use below 110L per person per day.

Residential Amenity

28. Policy ENV3 of the Local Plan states that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality.
29. The proposed change of use is in keeping with the existing uses surrounding the site, with residential uses in proximity understood to be flats above shops in the existing parade. In the context of the existing and surrounding uses in and around the site, the provision of residential units is unlikely to generate any appreciable harm in terms of noise and disturbance, to existing neighbours.
30. With regards to the terraces, screening will be provided in order to ensure there is no overlooking or loss of occupant privacy, with planters and screening also providing a barrier to noise impacts.

Transport and Parking

31. The site is well served by pedestrian and cycle links to the immediate area including a pedestrian crossing within 50m of the site. There are also bus stops nearby and the train station is just 2 minute walk away. In view of the sustainable town centre location of the site and its accessibility by other means, it is considered that the proposed 2 parking spaces are sufficient in this instance.
32. The approved parking and landscaping layout at the front of the site has forecourt parking for seven cars, one of which is proposed to be allocated to flat 25A. A further parking space for Flat 25B is proposed at the rear of the site and the submitted tracking drawings demonstrate that a car can manoeuvre comfortably into this space.

33. In line with cycle parking standards, five Sheffield stands are proposed within a secure covered cycle store, providing cycle parking for ten cycles, which exceeds the minimum requirement for both long stay and short stay parking.

#### Air Quality

34. The application is supported by an Air Quality Statement. The application site is not within an Air Quality Management Area and proposal is not considered to be likely to result in a harmful impact on air quality.

35. The proposal includes mitigation measures such as:

- Cycling and walking infrastructure
- No installation of solid fuel domestic appliances or open fires
- No openable windows adjacent to emission release points

#### Biodiversity and Habitat Mitigation

36. The application is supported by a Biodiversity Checklist. Given the nature of the site there is no appreciable existing biodiversity on site.

37. The proposed scheme includes additional landscaping to the front of the site, which is the same as that approved by condition under the previous change of use application, comprising four planting zones accommodating hardy low hedging, shrubs and a Field Maple tree (*acer campestre* elsrijk). The landscaping proposals will result in Biodiversity Net Gain arising from the development.

38. In line with the Council's standards in respect of development affecting European nature conservation areas, potential adverse impacts will be mitigated through an agreed financial contribution via a Unilateral Undertaking, in accordance with the Council's Mitigation Strategy.



39. The site is outside the Bird Aware Solent contribution area, but would be liable for an infrastructure contribution, a non-infrastructure contribution and an air quality contribution as mitigation. The extract of the Council’s Contribution Calculator (below) indicates that the total payable contribution would be £10,472:

Number of bedrooms		Infrastructure contribution	Total non-Infrastructure contribution	Air Quality
insert number of units with 1 bedroom		£0	£0	£0
insert number of units with 2 bedrooms	2	£8,868	£1,386	£218
insert number of units with 3 bedrooms		£0	£0	£0
insert number of units with 4 bedrooms		£0	£0	£0
insert number of units with 5 bedrooms		£0	£0	£0
<b>TOTAL</b>		<b>£8,868</b>	<b>£1,386</b>	<b>£218</b>

Nutrient Neutrality

40. In line with the Council’s Nutrient Neutrality Position Statement the application is supported by a Water Quality Checklist, which confirms that the proposed development will include an avoidance and mitigation package, and confirms that the applicant is content that a grampian condition is used to secure this prior to occupation.

**Conclusions**

41. This application seeks permission for the change of use of the upper floors from Sui Generis to Residential (Class C3), including external alterations and terraces, plus alterations to shopfront.

42. The conversion of the first and second floor provides necessary residential units with the Neighbourhood Plan and complies with Policies ENV3, HOU1, ECON5 and NM5.

43. The application is also fully compliant with the policies in the development plan and in relation to other matters including servicing, impact, nutrients, access and parking.

44. For the reasons set out in the Statement, we consider that the application proposals pass the tests set out in Section 38 of the Planning and Compulsory Purchase Act 2004 and that Planning Permission should be granted accordingly.