

DELEGATED OFFICER REPORT:**Application Ref:** F/22/94362**Site Address:** 59 LEIGH ROAD, EASTLEIGH, SO50 9DF**Case Officer:** Clare Martin

Description: Replace the existing shopfront with 1no. bay window on North East Elevation (in connection with the conversion of the building to residential use approved under PN/22/93831).

Particular Site Constraints?	Yes ☐	No ☒
Details ...		

Planning History?	Yes ☒	No ☐
• PN/22/93831 - Prior Notification Application for the change of use of the ground floor and the rear of the first floor of the building into 1no. one bed and 1no. two bed dwellings (internal alterations only). The first -floor office unit at the front of the building is not affected by this application – Approved (24/11/22). • Z/04100/002 – Change of use from ladies and gents hair dressing salon and residential accommodation to hairdressing salon and office - Permitted (1988)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Town Council:	No response received		

Site Visit:	Yes ☒	No ☐
Details:		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1. Supplementary Planning Documents: Quality Places; Character Area Appraisals.

Assessment:

Principle

The replacement of the shop front with a bay window is to facilitate the residential conversion of the building, which has been granted prior approval under PN/22/93831. The site is within the urban edge where the principle of development is acceptable, subject to compliance with the relevant planning policies.

The development is considered acceptable and complies with planning policy in that:

- The design of the front bay window is suited to the host dwelling in terms of its form, scale and appearance. The proposed bay window matches that on the neighbouring building (at 57 Leigh Road) and bring more of a symmetry between the pair semi detached properties.
- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) states:

A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and emerging plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be

sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...