

## DELEGATED OFFICER REPORT

**Application Ref:** F/23/94554

**Site Address:** BOYATT WOOD SURGERY, BOYATT WOOD CENTRE,  
SHAKESPEARE ROAD, EASTLEIGH, SO50 4QP

**Case Officer:** Alex Webb

**Description:** Installation of a lift

| Particular Site Constraints?                                                                                                                                                                                                                                                                                                                                                                         | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA, Ramsar) New Forest SAC 13.8km BUFFER<br>Hazards/other environmental - Environment Agency Surface Water Flooding (1000-year extent<br>Aviation safeguarding Airport Safeguarding Zones<br>Public Rights of Way 25m Buffer<br>Nutrient Neutrality Catchment<br>Sewers SW Sewers 2m Buffer SURFACE WATER/FOUL |                                         |                             |

| Planning History?                                                                                                                                    | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| Z/15071/13/000 - Erection of Doctors Surgery/Pharmacy/office - Permitted 26.4.91<br>F/11/68565 - Addition of 4no. dormer windows – Refused 18.3.2011 |                                         |                             |

| Publicity:       | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                   | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------|
| Representations: | None                                                                                                                                                                                                                                          |                                      |                                    |
| Parish Council:  | <b>No Objection</b> - to ensure neighbour retains their privacy and use obscure glazing if required.                                                                                                                                          |                                      |                                    |
| Pollution        | No potential adverse impact due to this development, we advise <b>no objection</b> .                                                                                                                                                          |                                      |                                    |
| Ecology          | There are records of bats and swifts very close to this site and the proposal will require works to the roof. From the photos available on Google Maps, I don't see any potential bat roost features which would be affected by the proposal. |                                      |                                    |

| Site Visit: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|-------------|-----------------------------------------|-----------------------------|
| 06/03/2023  |                                         |                             |

| Policy:                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p><b>National Planning Policy Framework</b><br/><b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11, DM14 and DM36</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Eastleigh Character Area Appraisal.</p> |

| Assessment:                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| The application site is located on the north side of Shakespeare Road within the built-up area of Eastleigh. The site includes part of a modern, two storey building forming Boyatt Wood Surgery (part of the ground and the whole of the first and second floors) and the pharmacy (located on the ground floor). The existing building is a multi-red brick building with hipped gable rooflines. The application relates to the part of the building containing |

the Surgery. The building is located in the Boyatt Wood and Shakespeare Road local centre where there is a mixture of building types and uses.

To the east is a large car park serving the local centre. The Pharmacy and additional parking area for residential flats is to the north. To the west is St Peters Church and Crestwood Collage. Opposite the site, to the south west is the B&Q service yard and to the south is a bus stop off Shakespeare Road and a terrace of residential properties.

The building is set back from Shakespeare Road with the side (south) elevation fronting the road. There is an area of mature hedging and landscaping between the building and the road which reduces the prominence. The main entrance is from the front (east) elevation which is accessed via the public car park.

The proposal is for the construction of a new passenger lift to allow pedestrian access to the first floor. It would have a footprint measuring 2.2m x 2.7m and a height of 7.4m. It would be modern in terms of design and form, finished in cladding and a flat roof membrane. Through discussions with the applicant the cladding would be finished in a brown/grey colour to match the existing multi-red brick walls and brown soffits, facias and openings on the existing building. It would be accessed internally from the main waiting area.

Whilst the proposed height of the lift would be above the eaves height of the existing building, it would be lower than the ridge height and would therefore be subservient to the main building. The surgery is close to Shakespeare Road and is a prominent building in the street scene. Due to the existing roof design and internal layout of the existing building, it would not be possible to locate the proposed lift on the rear or side elevations of the building. The nearest residential property is 35m to the south and as the lift would be fully enclosed through the use of cladding there would not be any impacts in terms of overlooking.

Local Plan policy DM36, Community, leisure and cultural facilities sets out how proposals for extensions to existing community facilities must be of a scale appropriate to the centre. Whilst a large extension of this nature would be prominent in the street scene, the proposed design and form is necessary to facilitate the improved public access to the community building. The proposal is therefore considered to be appropriate and would not have a detrimental impact on the visual appearance and amenity of the local area.

Overall, the development is considered acceptable and complies with local plan policies DM1, DM11, DM14 and DM36 in that:

- The development is within the urban edge where the principle of development is acceptable.
- The design of the lift is suited to the main building in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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.

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 adopted local 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 local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted 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 Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the 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.*

**Equalities Implications:**

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

**Conclusion:** For reasons set out above, the application is recommended for planning permission.

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| Recommendation: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
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| Comments ... |
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