

DELEGATED OFFICER REPORT

Application Ref: F/23/96510

Site Address: UNIT 11, BOYATT WOOD CENTRE, SHAKESPEARE ROAD,
EASTLEIGH, SO50 4QP

Case Officer: Rachael Morris

Description: Proposed shop frontage alteration. Installation of automated collection point.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Eastleigh Town, District and Local Centres and Neighbourhood Parades		

Planning History?	Yes ☒	No ☐
• Z/15071/001/00 - Phase 1 Including 8 Shops, Access Roads and Parking Areas – Grant Outline – Jul 1976 • Z/19921/000/00 - Erection of New Bank – Oct 1979 • Z/15071/009/00 - Erection of Shopping Unit Incorporating Two Shops and A Bank at Boyatt Shopping Centre – Permit – Mar 1980 • A/19921/002/00 - Illuminated Projecting Box Sign Affixed to Wall – Consent – Jul 1981 • A/19921/003/00 - Non-Illuminated Lettering for Midland Bank – Consent – Aug 1981 • A/19921/004/00 - Non-Illuminated Lettering – Consent – Oct 1981 • Z/19921/005/00 - Change of Use from Bank Premises to Dental Practice – Oct 1985 • A/27041/002/00 - Internally Illuminated Fascia Sign – Consent – Oct 1987 • A/23/96535 - Internally illuminated fascia sign – Not yet determined		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 20/12/2023		

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 DM11, DM14 and DM22.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1 DM11, DM14 and DM22 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM22 for 'Changes of use in retail frontages in Eastleigh town centre, district centres, local centres and neighbourhood parades' states that within the ground floor of the core shopping zone, primary and secondary shopping frontages of Eastleigh town centre and the district centres and frontages of the local centres and neighbourhood parades, a change of use or redevelopment involving the loss of a Class E use, community or leisure/cultural uses under Classes E and F; or sui generis uses including pubs, drinking establishments and hot food takeaways; must demonstrate that:
 - a) the new use retains an active ground floor frontage;
 - b) it does not adversely affect amenity of an area or the appearance of the frontage; and
 - c) it does not have a negative impact on the provision of services or on the sustainability of a key shopping area.

Design and layout

- The proposed alterations to the fenestration, including automated collection point, are minor in nature and would not result in an unacceptable change to the street scene or character of the original building.
- The design and layout respect the character and appearance of the locality. The proposed front entrance doors would be a similar appearance to those seen on neighbouring shops along the parade.
- The development would not be an overdevelopment of the site and meet parking standards. There is ample parking available in the dedicated car park to the front of the unit.
- Policy DM22 aims to guide on planning applications for a change of use and while this is not applied for here, it can be assessed that the main objectives within policy DM22 are adhered to in that there is the retention, if not betterment, of an active ground floor frontage and a Class E use not proposed as lost.

Other material considerations

- There is no change of use proposed in this application but as the previous known use was Class E(e) (dental practice) and there are no restrictive uses placed on previous permissions, the future use can be within Class E with no requirement for planning permission.
- 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.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- Advertisement consent is assessed separately under A/23/96535.

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 Environment 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...