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Planning, Design and Access Statement

To accompany an application for a

Proposed:

**“Removal of a ground-floor infill extension, installation of rooflights
to the ancillary, and associated external alterations.”**

At

19-23 Leigh Road, Eastleigh, SO50 9FF

By

Eade Planning Ltd

March 2026

Introduction

The application site at 19–23 Leigh Road comprises an existing Class E commercial premises within Eastleigh town centre, currently occupied by Poundland. The site occupies a prominent position on Leigh Road with rear access via existing side gates.

Proposal

This statement supports the removal of a non-original ground-floor infill extension, installation of rooflights to the ancillary, and associated external alterations. The works will improve access between the front and rear of the site by reopening the existing side access.

Impact Assessment

The proposal is minor in scale and reduces the building footprint. As works are confined to the rear ground floor, there is no material impact on the character of the area or neighbouring amenity.

Permitted Development

It is considered that the works may fall within permitted development rights under Schedule 2, Part 7, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as an alteration to an existing commercial premises.

Permitted development

A. *The extension or alteration of a [F2](#) commercial, business or service] establishment.*

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the gross floor space of the original building would be exceeded by more than—
 - (i) in respect of an original building or a development on—
 - (aa) article 2(3) land, or
 - (bb) a site of special scientific interest,
25% or 50 square metres (whichever is the lesser);
 - (ii) in any other case, 50% or 100 square metres (whichever is the lesser);
- (b) the height of the building as extended would exceed 4 metres;
- (c) any part of the development (other than an alteration)—
 - (i) is on land which—
 - (aa) adjoins other premises which are used for a purpose falling within any of the classes in Part C (residential premises or institutions) of [F3](#) Schedule 1] to the Use Classes Order,
 - (bb) is article 2(3) land, or

- (cc) is a site of special scientific interest, and
- (ii) is within 2 metres of any boundary of the curtilage of the premises;
- (d) the development would be within the curtilage of a listed building;
- (e) any alteration would be on article 2(3) land;
- (f) the development would consist of or include the construction or provision of a verandah, balcony or raised platform;
- (g) any part of the development would extend beyond [\[F4\]](#) the front of any existing building ;
- (h) the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or
- (i) the development would involve the installation or replacement of a security grill or shutter on a shop front.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

- (a) any alteration is at ground floor level only;
- (b) any extension is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended; and
- (c) any extension or alteration is only to be used as part of, or for a purpose incidental to, the use of the [\[F5\]](#) commercial, business or service] establishment.

Interpretation of Class A

A.3 For the purposes of Class A—

[\[F6\]](#) “raised platform” means a platform with a height greater than 0.3 metres,] and

[\[F6\]](#) “ commercial, business or service premises ” means a building, or part of a building, used for any purpose within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order and includes buildings with other uses in other parts as long as the other uses are not within the parts being altered or extended;]

and where 2 or more original buildings are within the same curtilage and are used for the same undertaking, they are to be treated as a single original building in making any measurement.

Conclusion

The proposed works are a sensible modification that will improve the functionality of the commercial site by enabling direct access from Leigh Road to the rear at Wells Road, removing the existing obstruction caused by the infill extension. The installation of rooflights to the ground-floor ancillary will improve its natural light provision.

As the alteration is confined to ground-floor level and is incidental to the existing Class E use, it is considered that the works may benefit from permitted development rights under Part 7, Class A, or alternatively should be granted planning permission.

The Local Planning Authority is therefore respectfully requested to grant planning permission for the proposal.