

DELEGATED OFFICER REPORT

Application Ref: F/26/101189

Site Address: 19-23 LEIGH ROAD, EASTLEIGH, SO50 9FF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Removal of a ground-floor rear infill extension, installation of rooflights to the rear ancillary roof, and associated external alterations

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Eastleigh Town, District and Local Centres and Neighbourhood Parades • Eastleigh Town Centre Boundary • Primary Shopping Zone		

Planning History?	Yes ☒	No ☐
• Z/06536/004/00 - Erection of new screen wall in yard and part covered area - Permit - 27/01/1975 • Z/06536/005/00 - Extension to existing garden centre and direct access from main store - Permit - 25/02/1977 • Z/06536/006/00 - Alterations to shop front - Permit - 05/09/1985 • A/06536/007/00 - Illuminated fascia sign - Consent To The Advert Display - 05/09/1985 • Z/06536/009/00 - Extension to rear of shop - Permit - 04/06/1986 • Z/06536/010/00 - Display of illuminated fascia sign - Consent To The Advert Display - 14/01/1987 • A/06536/010/00 - Display of illuminated fascia sign - Consent To The Advert Display - 14/01/1987 • A/06536/011/00 - Internally illuminated fascia sign - Consent To The Advert Display - 05/01/1996 • A/09/66303 - Display of 1No. Internally illuminated fascia sign and 1No. Internally illuminated projecting sign - Consent To The Advert Display - 05/02/2010 • F/26/101332 - Alterations to fenestration, including the insertion and alteration of windows at first and second floor levels – Under Consideration		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		

Site Visit:	Yes ☒	No ☐
Details: 16 th April 2026.		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies E3, DM1, DM2, and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Site context and surroundings

The application site relates to 19–23 Leigh Road, an existing commercial premises located within Eastleigh town centre and the primary shopping zone. The premises is currently occupied by Poundland. The surrounding area is predominantly commercial in character, comprising a mix of retail, service, and other town centre uses. Rear access to the site is available via an existing gated access connecting to Wells Road.

Proposal

The application seeks planning permission for the removal of a ground floor rear infill extension, the installation of rooflights to the rear ancillary roof, and associated external alterations.

The works would be limited to the rear part of the premises and would not involve any alteration to the principal frontage. The proposal would also retain the existing retail use of the premises.

Policy and Principle

The site is located within the urban edge, Eastleigh town centre, and the primary shopping zone, where the principle of commercial and town centre development is acceptable. Policy E3 of the Eastleigh Borough Local Plan (2016–2036) is considered most relevant to the assessment of the proposal. The policy supports the regeneration of Eastleigh town centre, including well-designed development suitable for modern retailing and other town centre uses.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed works are modest in scale and would be limited to the rear of the building. The principal frontage onto Leigh Road would remain unaltered, and therefore the proposed works would have no material impact on the street scene or the character and appearance of the area.
- The existing rear infill extension appears in poor condition. Its removal is considered to improve the visual appearance and functionality of the rear part of the premises.
- Due to their location within the rear ancillary roof, the proposed rooflights would have very limited visibility from the public realm and would not result in a prominent

or harmful alteration to the building or wider surrounding area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposal would not increase the height or scale of the building. The works would remove part of the existing rear built form and introduce rooflights to the rear ancillary roof. Given the nature and location of the works within a commercial town centre setting, the proposal would not give rise to any material overbearing, overshadowing or loss of light impacts.
- The proposed rooflights would serve the rear ancillary part of the commercial premises and would not create a harmful overlooking relationship.
- The proposal would not introduce a new residential use, external seating area, or other activities likely to adversely affect neighbouring occupiers.

Highways and parking

- The proposal would not alter the existing use of the premises and would result in a slight reduction in floorspace. Therefore, the proposal would not result in any increase in parking demand. It is considered that the proposal would have no adverse impact on highway safety or parking provision.

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; (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. 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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐