

DELEGATED OFFICER REPORT

Application Ref: X/26/101092

Site Address: BARCLAYS HOUSE, 20-24 UPPER MARKET STREET, EASTLEIGH, SO50 9FD

Case Officer: Rebecca Altman

Description: Variation of Condition 2 (Approved Plans) of Planning Permission F/24/97665, to add additional and amendments to front boundary treatment (amended description).

Original application description: Installation of new windows and doors to side and rear elevations and mansard roof, and roof light windows to rear flat roof.

Particular Site Constraints?	Yes ☒	No ☐
- Existing employment site – Policy DM15 - Eastleigh Town Centre – Policy E3 (1 aii) - Urban Edge - Some surface water flood risk rear of site - Commercial Centre character area - Airport safeguarding zone		

Planning History?	Yes ☒	No ☐
Most relevant planning history: - X/25/100420 – Variation of Condition 2 (Approved Drawings) – for the approved planning application F/24/97665 – Installation of new windows and doors to side and rear elevations and mansard roof, and rooflight windows to rear flat roof – Refused 07/01/2026 for the following reason: <i>The proposed erection of an unspecified 1.6 metre boundary treatment along the site frontage would result in an incongruous feature out of keeping with the character and nature of the locality, to the detriment of the street scene and visual amenity of the area. As such, the application is considered to be contrary to Policies DM1 and E3 of the Eastleigh Borough Local Plan (2016-2036) and the Supplementary Planning Document ‘Quality Places’.</i> - PN/24/98468 – Application for Prior Approval for change of use from offices/services (Class E) to 22 dwellings (Use Class C3) under Class MA of the Town and Country Planning (General Permitted Development) Order (re-submission from PN/24/97939) to include a mezzanine level at ground floor to accommodate bedrooms – Granted 20/12/2024 - PN/24/97939 – Application for Prior Approval for change of use from offices/services (Class E) to 22 dwellings under Class MA of the Town and Country Planning (General Permitted Development) Order – Granted 23/09/2024 - F/24/97665 – Installation of new windows and doors to side and rear elevations and mansard roof, and rooflight windows to rear flat roof – Permitted 12/08/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No comment received.		

Site Visit:	Yes ☒	No ☐
Details: Site visits carried out for previous applications.		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036: The most relevant policies are DM1 (General development criteria), DM15 (Safeguarding existing employment sites) and E3 (Eastleigh Town Centre).

Supplementary Planning Documents (SPDs)

Quality Places SPD

Assessment:**Site and proposal**

The application relates to a four storey building located on the east side of Upper Market Street in Eastleigh Town Centre. The building was formally used as a bank at ground floor level with offices above, but works are currently underway to convert the building to residential flats following the granting of Prior Approval in 2024 (see planning history).

Alongside the Prior Approval for conversion to flats, planning permission was granted for new windows and doors in 2024 (permission ref. F/24/97665). This application seeks to vary the approved plans for that permission, to add additional high level windows to the north elevation (ground floor), two additional small windows to the south elevation (ground floor) along with one additional window to the southern side of the mansard roof. The application also proposes to provide new boundary treatment and planters to the western frontage. This application follows a previous similar application, which was refused in January 2026 (application ref. X/25/100420), due to concerns regarding the appearance of the front boundary treatment.

Principle of the proposal

The principle of the development has been established by the original planning permission. This application seeks to add some additional windows and amend the front boundary treatment, and follows on from a previous similar proposal which was refused in January. The main determining issue is whether the previous reason for refusal has been addressed and whether the proposal now achieves a satisfactory visual appearance.

Design and appearance

The previous application was refused due to the proposed 1.6m solid front boundary treatment, which was considered would result in a harmful visual impact on the site and surroundings. The current proposal is for a brick wall of 1.2m in height, set back from the street edge with planters in front. There would be gated access to one of the ground floor flats (Flat 1) towards the southern end of the wall, with separate gated access for Flat 2 located to the side of the building. The applicant has confirmed that the gates would be made of timber, in a natural finish. The planters and wall would be constructed of brickwork to match the existing building. This proposal is considered to result in a softer and more visually attractive frontage for the building, overcoming the previous reason for refusal.

Planting proposals have also been agreed in liaison with the Council's Landscape Officer and are considered appropriate to enhance the visual amenity of the building and streetscene.

The proposed new windows are located on the southern and northern elevations, mostly at ground floor level, and would not significantly alter the appearance of the building or have any adverse visual impacts on the wider area.

Amenity impact

The new windows would be located on the southern and northern sides of the building, all but one at ground floor level, with the other being within the mansard roof. None of the new windows would directly face any neighbouring residential properties and would therefore not result in any adverse impacts in terms of overlooking or loss of privacy to neighbours.

Access and parking

The application relates to the installation of windows and boundary treatment changes only. Parking provision for the site was assessed and determined to be acceptable under the Prior Approval applications for conversion to residential use.

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, 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.

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 ☐

Conditions (variations in bold):

- The development hereby permitted shall start no later than three years from the date of **the grant of planning permission ref. F/24/97665**.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- The development hereby permitted shall be implemented in accordance with the following plans numbered:

 - (PL)_001 Rev. PL1 – Location Plan
 - (PL)_010 Rev. P00 – Existing Plans L00 L01 L02
 - (PL)_011 Rev. P00 – Existing Plans L03 L04 RF
 - (PL)_500 Rev. P01 – Existing Elevations
 - (PL)_301 Rev. P02 – Proposed Site Plan**
 - (PL)_200 Rev. P01 – Window Plans L00 L01 L02**
 - (PL)_201 Rev. P01 – Window Plans L03 L04 RF**
 - (PL)_501 Rev. P02 – Proposed Elevations**
 - (00)_302 Rev. P03 – Proposed External Amenity**

Reason: For the avoidance of doubt and in the interests of proper planning.
- The windows and doors, **walls and planters** hereby approved, shall match as closely as possible in terms of materials and colour to those on the existing building.

Reason: To ensure a harmonious relationship between new and existing fenestration, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- Planting for the external amenity area shall be carried out in accordance with the details outlined on Plan ref. (00)_302 Rev. P03, in the first planting season following occupation of the development, or completion of the development (whichever is sooner). If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.**

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, wherever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.