

DELEGATED OFFICER REPORT

Application Ref: F/26/101223

Site Address: UNIT 7, PARHAM DRIVE, EASTLEIGH, SO50 4NU

Case Officer: Katie Lasham

Description: Provision of extension to existing mezzanine floor to serve as additional storage floorspace to warehouse.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge Existing employment site Within 2m buffer of SW sewers Surface water flooding area (1000-year extent) Within proximity of a lowland mixed deciduous woodland		

Planning History?	Yes ☒	No ☐
An advert consent proposal has been submitted in tandem with this full application as listed below: A/26/101232: Display of 4no. non-illuminated advertisement signage to front elevation. Not yet determined. There are many previous planning applications at this site but of most relevance to this proposal are the following: PD/26/100793: PD Enquiry: New mezzanine floor to create offices and amenities space, and store space within the existing unit, new layout for parking area at front and installation of an EV charger upstand, new trade counter, x3 external condenser units, and new signage to front elevation. PD Enquiry determined – a planning application is required. F/16/79473: Change of use to office/general industrial/storage or distribution (B1, B2 and B8) to include trade counter. Approved January 2017.		

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

Site Visit:	Yes ☒	No ☐
Details: 28 May 2026		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM6, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards.

Assessment:

Summary of site and proposal

The application site is an industrial unit located within Parham Drive and the Boyatt Wood Industrial Estate that is in use as a warehouse / storage unit and benefits from a trade counter, which was granted planning permission in 2017 (planning reference F/16/79473). Unit 7 has previously benefitted from Permitted Development Rights for a mezzanine floor to be built to the unit covering 50% of the original building floor space, as set out within the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 7, Class H(b)(iii). A site visit carried out on 28th May 2026 made clear that a mezzanine covering 50% of the unit has been built and submitted plans show existing mezzanine area is to be used as offices ancillary to the warehouse unit.

This planning application seeks planning permission for an extension to the existing mezzanine floor that will measure a total of 72sqm to create space for an additional storage area. A second set of stairs is also to be located within this new mezzanine area that will lead down to a fire exit at ground floor level.

Principle of development

The development is within the urban edge where the principle of development is acceptable in accordance with Policy S2 of the Local Plan. Furthermore, Policies S4(e) and DM15 of the Local Plan supports the provision of additional floorspace for B8 uses in existing allocated employment sites, where it retains the employment site and intensifies their use for further B8 floor space. Therefore, the principle of development of additional floor space to an existing employment site, within a designated employment site, is acceptable in accordance with Policies S2, S4 and DM15 of the Local Plan.

Impact on character and appearance of the area

The design of the mezzanine is suited to the industrial unit and is not visible from the external area of the building, with only internal changes made, ensuring the character and appearance of the Boyatt Wood Industrial Estate is unchanged, in accordance with Policy DM1 of the Local Plan.

Impact on amenity

The mezzanine is to be used for storage purposes only and accordingly does not create a harmful intensification of the unit by way of impact on neighbouring industrial units as this increased footprint only serves as an area for storage. A condition has been added requiring the use of the mezzanine extension to be used for storage purposes only and for no other use, including ancillary office space, to ensure the proposed additional 72sqm of mezzanine does not create over intensification of the site. For these reasons, the scheme is in accordance with Policy DM15 of the Local Plan.

Other matters

The proposal does not require an increase in parking provision on site, with no increase in the number of employees proposed by the increased floor area, so remains in accordance with Policy DM14 of the Local Plan.

As the works are all internal to the existing warehouse building there is not considered to be any ecological impact or a requirement for biodiversity net gain, ensuring the development safeguards surrounding wildlife, in accordance with Policy DM11 of the Local Plan.

With only internal works proposed at first floor level, no concern is raised with regards to the application sites proximity to SW sewers. The site is allocated as an area at risk of surface water flooding (1000-year extent) however as works are proposed at first floor only and no

additional ground floor footprint is proposed, no increase in surface water run off is to be created, in accordance with Policy DM6 of the Local Plan.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...