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Our reference: 0831

Planning Statement

Site address:

13 Market Street
Eastleigh
SO50 5RH

Applicant:

Concept Planning is acting on behalf of the owner of the site

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1.0 Introduction:

- 1.1 The planning statement has been prepared to accompany a full planning application seeking permission for the change of use of the first floor from E-class to residential (C3), erection of a single front and two rear dormers, amended front elevation and internal alterations.

2.0 The site and surroundings:

- 2.1 The site is an existing commercial unit at no.13 Market Street located within the primary shopping core of Eastleigh Town Centre. No.13 is a terraced building, whereby the rear of the building has a large rear single-storey flat roof extension subject a historic planning approval.
- 2.2 The rear of the site offers space for commercial waste bins and parking. Two existing rear dormers located on this section of the terraced roof form, one small, pitched roof dormer serving no.11 Market Street and one large flat roof dormer serving no.19 Market Street that spans the full width of that unit's roof form.
- 2.3 The immediate area consists of primary commercial uses and is located on primary frontage but is not subject to any article 4 restrictions.

3.0 Proposal:

- 3.1 Change of use of the first floor from E-class to residential (C3), erection of a single front and two rear dormers, amended front elevation and internal alterations



4.0 Site planning history:

4.1 Ref – F/26/101170

Description - Erection of a single front and two rear dormers and internal alterations.
Decision – Granted 28th May 2026

4.2 Ref - Z/05195/004/00

Description - Single storey extension at rear to provide staff accommodation
Decision – Approved December 1979

4.3 Pre-application advice

Ref – Q/26/100708

Description - Conversion of the existing loft space to form a single self-contained one-bedroom flat, including a rear dormer, terrace balustrading, rooflights and independent access with an external staircase, with materials to match the existing building.

Adjacent development

4.4 Site – 14 High Street

Ref - F/20/89125

Description - Demolition of former post office and sorting office buildings and erection of 1no. four storey building consisting of ground floor flexible commercial space (within use classes E(a), E(c), E(e), E(g)(i), F1, F2) and 10no. residential units, and 1no. six storey building consisting of flexible ground floor commercial space (within use classes E(a), E(c), E(e), E(g)(i), F1, F2) and 18no. residential units with



creation of associated public realm / open space.
Decision - Approved October 2022.

5.0 Principle of development:

- 5.1 The principle residential development at first floor was supported at pre-application stage as outlined in below,
- 5.2 “Paragraph 90(f) of the NPPF states that planning policies and decisions should recognise that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites. Policy E3 of the adopted Local Plan states that the use of upper floors of premises in shopping areas, including for residential purposes, will be permitted subject to the amenity of the upper floor uses not being adversely affected by the ground floor use and adequate provision being made for the disposal, storage and collection of waste. The provision of a residential unit to the first floor is therefore supported in policy terms at both local and national level with this assisting in achieving a concentration of people in the town centre and thereby enhancing vitality, as well as allowing more people to live in locations that are accessible to facilities by public and other sustainable modes of transport such as cycling and walking”.
- 5.3 Approximately 93m² of ground floor E-Class commercial space would be retained with servicing to the rear and retaining the core façade space, viewed as viable and suitable.

6.0 Design and character impacts:

Character and Design

- 6.1 The site benefits from a recent approval for the erection of a single front and two rear dormers which seeks to be replicated as part of the change of use planning application. The dormers are thereby established as acceptable in principle.
- 6.2 The primary difference between the approved dormer extensions and the proposed in design and character terms is the existing door within the recessed entrance would be modified to allow access to the first floor independent of the ground floor. The frontage of the commercial unit would not be reduced in terms of the presentation to the street and would be clearly legible as a commercial unit. Policy DM1 of the Local Plan (adopted 2022) requires all development to respect and



where possible enhance the character and appearance of the area and Policy E3 of the Local Plan also supports well designed, high-density mixed-use developments. In this instance the development accords with this approach.

7.0 Standard of accommodation:

- 7.1 The Department for Communities and Local Government's Technical Housing Standards - Nationally Described Space Standard (2015) applies to all residential developments within the Borough. The London Plan Housing SPG adopted in 2016 has been updated to reflect the Nationally Described Space Standards.
- 7.2 The proposed internal residential floorspace at first floor level would provide 45m² for a 1 person unit thereby satisfying and exceeding the 39m² minimum requirement under the Nationally Described Space Standard (2015). Sub part i) of the guidance states "the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area". In this instance 34m² of the total 45m² is a minimum of 2.3m in height and thereby accords with the 75% requirement.
- 7.3 Policy DM30 of the adopted Local Plan requires all new dwellings to meet the Nationally Described Space Standards and for external space, Quality Places SPD requires flatted developments to provide a minimum of 3m² per unit or 2m² per bedroom of private amenity space. The design of the 1 person unit does not provide any external amenity space in large part due to the context of the location. As set out in the pre-application response under reference Q/26/100708 (albeit a different design) the LPA response stated,
- 7.4 "the terrace will create an area of outdoor amenity space for the future occupier, however this is located in the immediate vicinity of commercial waste bins and parking spaces with associated air pollution, and is directly above three windows serving as WCs and a hallway for the commercial unit below, as well as plant equipment located in the immediate vicinity, giving rise to poor external living conditions. It would also be significantly overlooked by surrounding neighbouring dwellings of the flatted development and residential units further along Wells Road, offering no privacy to the external space for future occupiers".
- 7.5 Officers concern at the previous location of the external amenity space, modest external amenity space quantum needed to accord with policy and the good size of



the 1 person flat 6m² is viewed as a material reasons in this instance, a departure from the need for external amenity space is pertinent.

- 7.6 The flat will provide a reasonable quality living environments the flat is dual aspect with two sets of windows offering ventilation, natural daylight and outlook viewed as appropriate to serve future occupiers.
- 7.7 The proximity of the ground floor commercial unit has the potential to create noise transfers and as such the flat would be built to Building Regulations 2010, Approved Document E 'Resistance to the passage of sound'. The relevant db requirements are set out below and could be conditioned.

Internal ambient noise levels for dwellings

Activity	Location	0700 to 2300	2300 to 0700
Resting	Living room	35 dB Laeq, 16 hour	
Dining	Dining room/area	40 dB Laeq, 16 hour	
Sleeping (daytime resting)	Bedroom	35 dB Laeq, 16 hour	30 dB Laeq, 8 hour

- 7.8 The levels shown in the above table are based on the existing guidelines issued by the World Health Organisation. *The L_{Amax}, for night time noise in bedrooms should be below 45dBA; this is not included in the 2014 standard but note 4 allows an L_{Amax,f} to be set. 45dBA and over is recognised by the World Health Organisation to be noise that is likely to cause disturbance to sleep.*

8.0 Impact on neighbouring amenity:

- 8.1 The dormer location on the roof, set in from the flanks would have no overshadowing or loss of outlook impacts on adjacent sites. The development to the rear at No 14 High street is 25m away, maintaining a good separation distance not considered unduly impact the neighbouring occupiers of the block of flats. No objection or concerns were deemed pertinent on the planning approval and as such



the current proposal is the same in design and massing terms and thereby considered acceptable in this regard.

9.0 Transport:

- 9.1 The Council's Parking Standards SPD recognises that town central locations are highly sustainable areas and therefore the requirement for parking is of a lesser concern, particularly where opportunities for sustainable transport modes are provided. The transport needs for future occupiers could be provided via existing sustainable options, and cycle storage can be provided to the rear.

10.0 Biodiversity:

- 10.1 Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats and features. It also requires all proposals to seek a net gain of biodiversity on all development sites.
- 10.2 On the basis the development falls under [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#), the development would in any event be below the threshold to active 10% BNG. This includes
- A development that does not impact a priority habitat
 - The additional floorspace is below 25 square metres (5m by 5m) of on-site habitat
 - 5 metres of on-site linear habitats such as hedgerows
- 10.3 Guidance in regard to Biodiversity net gain exempt developments was updated on the 21st of August 2024 but largely replicates the standing guidance and advice prior to the forementioned date. The development only seeks to subdivision of the existing property (inclusive of pre-existing approved extensions) and subdivision of the garden facilitated by a side gate and closed boarded 1.8m high fencing (proposed). The existing garden affected by the subdivision is grass lawn with negligible BNG values.
- 10.4 A PRA was submitted as part of the previous application and shall be resubmitted as part of this submission which is within the time period and confirms there negligible bat roost potential.



11.0 Conclusion:

- 11.1 The Planning Statement provides a detailed assessment of the proposed development and justifies against adopted planning policy and follows the pre-application advice. The proposed dormer roof extensions have been established via planning approval with no detrimental character impacts.
- 11.2 Section 70(2) of the Planning Act 1990 and section 38(6) of the Planning and compulsory Purchase Act 2004 states that where an application accords with the relevant development plan and material considerations are in favour, applications should be determined positively. As such based on the above principles, we would therefore kindly request that the council seek to support this proposal and issue a grant of consent of this application without delay.