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Date: July 2026
Our reference: 0846

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 erection of a single front and two rear dormers, front elevation infill extension 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 Erection of a single front and two rear dormers, front elevation infill extension 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 Assessment:

Character and Design

- 5.1 Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views. Policy E3 of the Local Plan also supports well designed, high-density mixed-use developments.
- 5.2 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 this planning application. The dormers are thereby established as acceptable in principle.
- 5.3 The primary difference between the previous approval for the dormer and the current application is the access changes seeking to create two separate access doors, one for the primary shop and one for the upper floor storage area which has extant planning for use as an office.
- 5.3 The building at No.7-9 Market Street is a Locally Listed Building but is not considered be affected in terms of its setting. Market Street has no prevailing nor fixed character with the expected of the terrace to which number 13 belongs. Overall, the dormers would be in keeping with the context. Commercial frontages unless in a conservation area are not protected features and are principally to convey commercial nature of the property. In this instance the frontage would extend forward to create a flush frontage to the adopted street. As forementioned the location is subject to mixed frontages with limited uniformity.

Impact on neighbouring amenity

- 5.4 The dormers' 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. In addition.