

DELEGATED OFFICER REPORT

Application Ref: F/26/101640

Site Address: 15-17 Market Street, Eastleigh, SO50 5RH

Case Officer: Katie Lasham

Description: Subdivision of existing retail unit (Use Class E) into two separate units and associated works including new entrance door and replacement windows.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Eastleigh Town Centre • Within Eastleigh Primary Shopping Area • Affects the setting of a Locally Listed Building (Imperial Club, 7-9 Market Street) • Within nutrient neutrality catchment (Solent and River Itchen)		

Planning History?	Yes ☒	No ☐
Details ...		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Eastleigh Town Council:	No Objection subject to provision of access for refuse bins and collection is possible for both units.		
Hampshire Highways:	No Objection. Applicants should be made aware that where the proposal blocks pedestrian access whilst works are undertaken, a licence is required.		

Site Visit:	Yes ☒	No ☐
Details: 17 th September and 1 st October 2026		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies E3, DM1, DM11, DM12, DM14.
Supplementary Planning Documents: Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is an existing commercial unit at no.15-17 Market Street, located within the primary shopping core of Eastleigh Town Centre. No.15-17 is a terraced unit and as existing serves a single commercial unit. The ground floor is one large open plan unit, with an office and staff room / kitchen to the first floor in the roof space. The site benefits from access to the rear of the building that leads out onto Wells Road, where there is an existing parking space and space for bin storage.

The front elevation faces onto the busy thoroughfare of Eastleigh Town Centre high street and is within immediate proximity of a Locally Listed Building, the Imperial Club at 7-9 Market Street.

The application proposes the subdivision of the unit to create two separate units with a new external shop front and door fronting onto Market Street. The subdivision is proposed to create one large unit and one separate smaller unit. The smaller unit will not have access to the rear of the site and Wells Road. The agent has confirmed that the smaller retail unit is to be used as a pharmacy to sit alongside the medical facility next door and will be managed under the same business, with no change of address to split the site proposed. The agent has explained that two separate entrance doors will assist in allowing the medical facility to open for longer hours than the pharmacy, where access into the pharmacy can be securely closed when it is not in operation, but where the medical facility remains open.

Principle of development

The site is located within the built-up area of Eastleigh town centre where the principle of development is acceptable, in accordance with the aims of Policy S2 of the Local Plan. Policy E3 of the Local Plan also supports development that promotes well designed, high density mixed-use development that delivers scheme suitable for modern retailing.

The application which proposes a new medical facility and clinic to the larger retail unit and a supporting pharmacy to the smaller unit are considered entirely appropriate for this town centre location suitable new unit that serves residents of the community and will support the ongoing retail function of the town centre. The subdivision of an existing retail unit does not require planning permission and the external alterations to the site frontage to create two separate units, both of which are to be retained as Class E uses, are wholly appropriate to this location, in accordance with Policies S2 and E3 of the Local Plan.

Impact on character and appearance of the area

NDMP DP3 of the NPPF and Policy DM1 of the Local Plan requires development to take full and proper account of the context of the site (including the character and appearance of the locality) and be compatible with adjoining uses and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting) both in itself and in relation to adjoining buildings, spaces and views.

The proposed minor alterations to the site frontage to subdivide the unit, including the provision of a new door, glazing and relocation of the existing door, as well as split fascia boards are entirely in keeping with the surrounding locality of the area as these continue to reflect the character of this town central location.

For the reasons discussed, the scheme is in accordance with NDMP DP3 of the NPPF and Policies DM1 and E3 of the Local Plan.

Impact on amenity

NDMP P3 of the NPPF and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

The subdivision of the planning unit does not involve any increase in floor space and as such there is no intensification of the commercial footprint. As both units are to remain in Class E, the proposal including two separate units and separate door entrances is considered to preserve the amenity of surrounding neighbouring units, in accordance with NDMP P3 of the NPPF and Policy DM1 of the Local Plan.

Impact on parking

NDMP TR4 and Policy DM14 of the Local Plan allows local car parking standards to be set, which for Eastleigh Borough Council are contained within Parking Standards Supplementary Planning Document. As there is no increase in footprint proposed and no external alterations to the existing off-road parking to the rear are proposed and as the highway officer raises no objection, the scheme is in accordance with NDMP TR4 and Policy DM14 of the Local Plan.

Impact on ecology

NDMP N2(1) & N6 and Policy DM11 of the Local Plan requires development to support conservation of important habitats and species (including sites of international, national and local importance). These policies also require developments to minimise any adverse impacts on biodiversity (include features which support priority or threatened species such as swifts, bats and hedgehogs) and take the opportunity to provide ecological enhancements (such as strengthening green infrastructure and ecological networks).

As there are no proposed alterations to the roof space of the building, and the proposal only seeks minor alterations to the internal part of the ground floor to the commercial unit, and as the external alterations only relate to changes made to the front fenestration at ground floor level, there are not considered to be any impacts created by way of this proposal on existing habitats and species, in accordance with NDMP N2(1) & N6 and Policy DM11 of the Local Plan.

Other Matters

Eastleigh Town Council raise no objection subject to the two units both having access to the rear part of the building to ensure they are in proximity of a bin collection area. The smaller unit does not benefit from access to the rear of the site to provide quick access to the bin store. The application proposes that the two units, whilst separated with two distinct and separate entrances, will retain the same address and be managed by the same company, but will offer different services with the larger unit that benefits from rear access serving as a medical facility with treatment rooms, and the smaller unit being utilised as a pharmacy. Therefore, waste from the pharmacy would be able to be carried through the medical facility as it is in the same ownership providing direct access to the rear of the site.

If the two units were to be entirely separated, and the smaller unit no longer benefitted from immediate access to bin storage on Wells Road, there is a pedestrian access between Market Street and Wells Road, whereby waste could be carried to the rear of the site within a less than two-minute walk. Whilst it would not be as quick or direct an access as that which currently exists, it would not be considered to warrant a reason for refusal, particularly as the subdivision of a commercial unit if remaining in the same use class does not require planning permission.

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 2030; (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 particularly any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		