

25th September 2026

Delivered by Planning Portal (ref: PP-15239524)

Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh,
SO50 9YN

Our ref: 06575

Dear Sir/ Madam

APPLICATION FOR PLANNING PERMISISON FOR THE INSTALLATION OF PLANT AND EXTRACT EQUIPMENT AND MINOR ALTERATIONS, AT 7-9 MARKET STREET, EASTLEIGH, SO50 5RH

On behalf of our client, Loungers UK Limited ('Loungers'), please find enclosed a full planning application for the installation of plant and extract equipment and minor alternations at the above premises.

The application has been submitted via the Planning Portal (Ref: PP-15239524) and comprises the following documentation:

Documents	Author	Reference / Date
Planning Application Forms and Certificates	Turley	PP-15239524
Cover Letter/Design and Access Statement	Turley	06575
Site Location Plan	Richard Pedlar Architects	LNG5061.Loc Plan
Block Plan	Richard Pedlar Architects	LNG5061.BP
Existing Plans	Richard Pedlar Architects	LNG5061.01
Existing Elevations	Richard Pedlar Architects	LNG5061.02
Proposed Plans	Richard Pedlar Architects	LNG5061.03B
Proposed Elevations	Richard Pedlar Architects	LNG5061.04B
Plant and Extract Design	Partridge Ventilation	01

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Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

Documents	Author	Reference / Date
Plant and Extract Design	Partridge Ventilation	02
Risk Assessment for Odour	Partridge Ventilation	-
Eastleigh Lounge Cook Line	Partridge Ventilation	-
Systemair MUB 042 500 D4	Data Specification Sheet	-
Systemair MUB T062 630 EC	Data Specification Sheet	-
Systemair KV Silent 200	Data Specification Sheet	-
Systemair KV Silent 160	Data Specification Sheet	-
JE-EN Panel Vine VL4	Data Specification Sheet	-
OC Innovations oC2 UV Ozone	Data Specification Sheet	-
Sitesafe Discarb EN2014-1	Data Specification Sheet	-
Acoustica Lounge Silencers	Data Specification Sheet	-

The application fee of £759 (including the Planning Portal Service Charge) will be paid by the applicant directly upon submission.

The Site

The site comprises the former Burton retail store – an art deco influenced building with dark granite frontage, with three first floor bay windows with decorative detailing. It has been vacant for some time and is currently undergoing refurbishment works including roof repairs, replacement of skylights and windows, a new flat roof at the rear and reconfiguring of the internal area.

The unit is proposed to be operated by Loungers UK Limited, who will operate the premises alongside their 313 trading sites (at the time of writing) nationwide. Loungers are a food-led operator, providing a relaxed, all day dining experience and are typically located in suburban, town centre and city centre locations. They are recognised for their high-quality fit outs and distinctive Loungers style, which together create an ambient and vibrant atmosphere.

The premises occupies a prominent position within the commercial centre of Eastleigh. It forms part of the continuous town centre frontage along Market Street and is situated within the defined Primary Shopping Area close to junctions with High Street and Wells Place. The immediate locality comprises a mix of Class E commercial town centre uses, including food and drink establishments, shops, and financial and professional services.

Design Considerations

This application seeks consent is sought for minor external alternations to accommodate the installation of plant and extract equipment to facilitate the use. No additional floorspace or change of use is required. The overall architectural quality of the building will be maintained through the retention of the frontage as will the visual amenity of the surrounding area. The proposed external alterations are minimal retaining the building's character and respecting its status as a locally listed building.

No alterations to the front elevation of the building are proposed in this application. Advertisement consent for new signage will be sought separately.

For further information please refer to the documents and drawings submitted in support of this application.

Access Considerations

The site is located within the defined Town Centre. As such the location is highly accessible by public transport links and by active modes of travel such as walking and cycling.

Conclusions

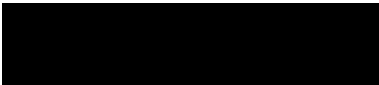
The proposed extract will be sited to the rear of the premises ensuring no impacts on the existing street scene, and has been sited and designed to ensure no detrimental impacts on any neighbouring properties. An Odour Risk Assessment has been prepared by Partridge Ventilation which sets out control measures that will be installed into the extraction system to mitigate risk of any odour nuisance.

The proposals are considered entirely appropriate for this location and will not harm the overall appearance and character of this locally listed building. It is therefore respectfully requested that planning permission be granted.

Please do not hesitate to contact myself or my colleague Nia Russell (nia.russell@turley.co.uk) should you have any queries on the submission. We look forward to confirmation that the Council has received the application and that the application has been validated in due course.

Yours sincerely

Georgie King Brain



Assistant Planner

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