

DELEGATED OFFICER REPORT

Application Ref: F/24/96975

Site Address: UNIT C, WOODSIDE TRADE CENTRE, 34 PARHAM DRIVE,
EASTLEIGH, SO50 4NU

Case Officer: Rebecca Altman

Description: Installation of 5 windows to west elevation (first floor) to serve new
internal first floor level

Particular Site Constraints?	Yes ☒	No ☐
• Urban Edge • Existing Employment Area (Policy DM15) • Public Footpath adjacent to site (Boyatt Wood 719)		

Planning History?	Yes ☒	No ☐
F/06/57277 – Erection of 7 industrial B2 general and B8 warehousing units – permitted 28/07/2006		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No comments received.		
Highway Authority:	No objection. Access would remain the same and it is understood that the proposals would not result in an increase in staffing levels at the site. Given this, it would not be anticipated that trips to and from the site would increase, and as such it is not anticipated that there will be an impact on the local highway network.		

Site Visit:	Yes ☒	No ☐
Details: 13 March 2024 – photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are S1, DM1, DM13 and DM15.

Assessment:
Site and proposal The application relates to an industrial unit located on the corner of Parham Drive and Woodside Avenue. The unit forms part of an L-shaped block of units that have a parking area on the southern side and vehicle access from Parham Drive. Planning permission is sought for the installation of five new windows to the west elevation, to serve a new first floor level created inside the building. The new first floor would create an additional 543sqm of new floorspace, which would allow office space to be relocated to the first floor to free up more space for storage and workshop areas on the ground floor. The applicant has stated that there is no proposal to increase staffing levels at the site.

Principle of the proposal

The proposed alterations would create enhanced internal space to meet the needs of a business within an existing industrial, which is acceptable in principle in accordance with Policy DM15 of the Local Plan.

Design and appearance

The only external changes would be the installation of five new windows to the west elevation at first floor level. The new windows would align with the existing ground floor windows and would match in terms of size and style. The proposal is considered acceptable in terms of design and would have no adverse impact on the character and appearance of the site or surroundings.

Amenity impacts

The site lies in an industrial area and there are no nearby residential properties that would be impacted by loss of privacy from the installation of new windows. The use of the building would not change and the proposed works are not anticipated to result in any significant increase in vehicle movements, noise or general activity.

Access and parking

The access and parking provision for the unit would remain the same and there is no proposed increase in staffing levels. The proposal is therefore not considered to result in any adverse impact on the local highway network and the Highway Authority has raised no objection.

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 2025; (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.

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.

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: The proposals would have no significant impact on the appearance of the building or the amenity of the area and is in accordance with relevant local and national planning policy.

Recommendation:	PERMIT ☒	REFUSE ☐
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Plan numbers: Site Location Plan 1:1250; Block Plan 1:500; 2901-0F&1F-100 rev. E (Proposed Plan) and 2901-0F&1F-100 rev. A (Existing Plan)