

DELEGATED OFFICER REPORT

Application Ref: F/24/97186

Site Address: The Holy Cross Catholic Church, Leigh Road, Eastleigh

Case Officer: David Huckfield

Description: Dormer extension and internal alterations to the existing 'Resources Centre' to the rear of the existing church to convert a store room into 2no. offices for existing staff.

Relevant Planning Constraints?	Yes ☒	No ☐
Within the Urban Edge Existing Community Facility Within Urban Renaissance Quarter, Eastleigh Adjacent to a Building of Local Importance / Locally Listed Building (55 Leigh Road)		

Planning History?	Yes ☒	No ☐
F/18/83731	Single storey extension and revisions to existing entrance to provide new escape stair.	PERMIT - 2018
F/13/72012	Single storey side extension	PERMIT - 2013
F/06/55891	Erection of new railings and arched pedestrian entrance following demolition of existing wall	PERMIT - 2006
Z/08152/004 /00	Erection of church hall and meeting room (following demolition of existing building)	PERMIT - 1987
Z/08152/002/00	Temporary siting of portakabin for use as consulting rooms in car park	PERMIT - 1983

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations	None received		
Eastleigh Town Council	No objection		
HCC Highways	In regard to application F/24/97186, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective. There is no change in access to the highway due to the proposals, and it is understood that the proposals are for a betterment of staff facilities rather than a creation of a new use. As such, it would not be anticipated that any additional trips would be generated to site, and no additional parking would be required.		

Site Visit:	Yes ☒	No ☐
A site visit was undertaken by the Case Officer to review the proposals in context.		

Policy:**Legislative Background:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan:

The Development Plan comprises of the Saved Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The following policies are of relevance to the application: The Development Plan comprises the Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The relevant policies to this application are: S1 (Delivering Sustainable Development), S2 (Approach to New Development), DM1 (General Criteria for New Development), DM2 (Environmentally Sustainable Development), DM3 (Adaption to Climate Change), DM11 (Nature Conservation), DM12 (Heritage Assets), DM13 (General Development Criteria – Transport), DM14 (Parking), DM36 (Community, Leisure and Cultural Facilities).

Other material considerations:National Planning Policy/Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2023 and, as set out within paragraph 224, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

The proposals are considered to be acceptable and to accord with the provisions of the development plan for the following reasons:

- The principle of the development is considered to be acceptable and to accord with the requirements of Policy DM36 (community, leisure and cultural facilities) of the Local Plan, with the proposals allowing for the provision of additional ancillary office space to be used in conjunction with the existing church facility.
- The works, which externally consist of the addition of a dormer to the western roof slope of the premises as well as a new fire door at ground floor level within the western elevation, are considered to be acceptable in scale and design. The fire door will have limited impact on the external appearance of the building as seen from the public realm with it being substantively screened by the existing boundary treatment, and the dormer, whilst more apparent from its surroundings, is appropriately designed and suitably proportioned, such that it will not be visually or physically overdominant of the roof slope within which it is to be sited.
- The proposals will not detract from the character of the adjacent locally listed building (55 Leigh Road) to the western side of the site owing to the modest scale and appropriate design of the development.
- The access arrangements to the site will be unaltered and, as the development is to provide for a betterment of existing ancillary facilities rather than the creation of a new use, it is not considered that a notable material increase in trip rates on the highway network will occur, nor will there be a need for additional car parking provision.

- In terms of amenity, in recognition of the works providing upper floor windows and there being residential properties and a children's nursery immediately adjacent to the site, the lower section of the windows within the dormer are proposed to be obscure glazed and fixed shut to prevent undue overlooking. This is considered to be an appropriate solution in this case, taking account of the nature of the proposed and adjacent uses and the context of the site. A condition will be imposed to stipulate these provisions and ensure that the windows are thereafter maintained in this condition.
- Given the modest extent of the works proposed, there are considered to be no likely significant impacts on ecology, including upon local or European designated sites for nature conservation. In accordance with Policy DM10, the development proposes to install bird or bat boxes on the end elevation of the building in order to provide a net gain for biodiversity.

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 and development plan 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. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and to 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:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- 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.

Recommendation:	PERMIT ☒	REFUSE ☐
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