



Section 55 Town and Country Planning Act

Design and Access Statement

Barclays House, 20/24 Upper Market Street, Eastleigh SO50 9FD

Installation of windows and doors to front, side and mansard roof.

Room 204, Technopole Portsmouth, Kingston Crescent, Portsmouth, Hampshire, PO2 8FA

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Jonathan McDermott, Keith Oliver are Chartered Town Planners regulated by the Royal Town Planning Institute

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Site Information

Consultant	Jonathan McDermott
Client	Dominic Dickens
Site Address	Barclays House, 20/24 Upper Market Street, Eastleigh SO50 9FD
Local Authority	Eastleigh Borough Council
Description of Development	Installation of windows and doors to front, side and mansard roof.
Pathway (PD/Application/Appeal)	Application

Constraints Review

Flood Risk Zone	1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	No
Noise Abatement Areas	No
Explosive Hazard Areas	No
National Landscape	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No



Local Policy Requirements

Local Plan/Core Strategy

Eastleigh Borough Local Plan (2016-2036) Adopted April 2022.

Effective Policies in Development Control

Policy DM1, General criteria for new development

SPG/SPD's

None relevant.

Relevant History

None relevant

Report Date

19th of June 2024



1. Introduction

1.1. The application site relates to a 5 Storey detached building. The property is sited at Barclays House, Upper Market Street, Eastleigh No. 24. The application seeks to get approval to add new windows and doors.

About Town Planning Expert

1.2. Town Planning Expert is a general needs planning consultancy formed in 2012 and practising as a Chartered Planning Practice. Town Planning Expert is instructed to submit a planning application for development as set out below.

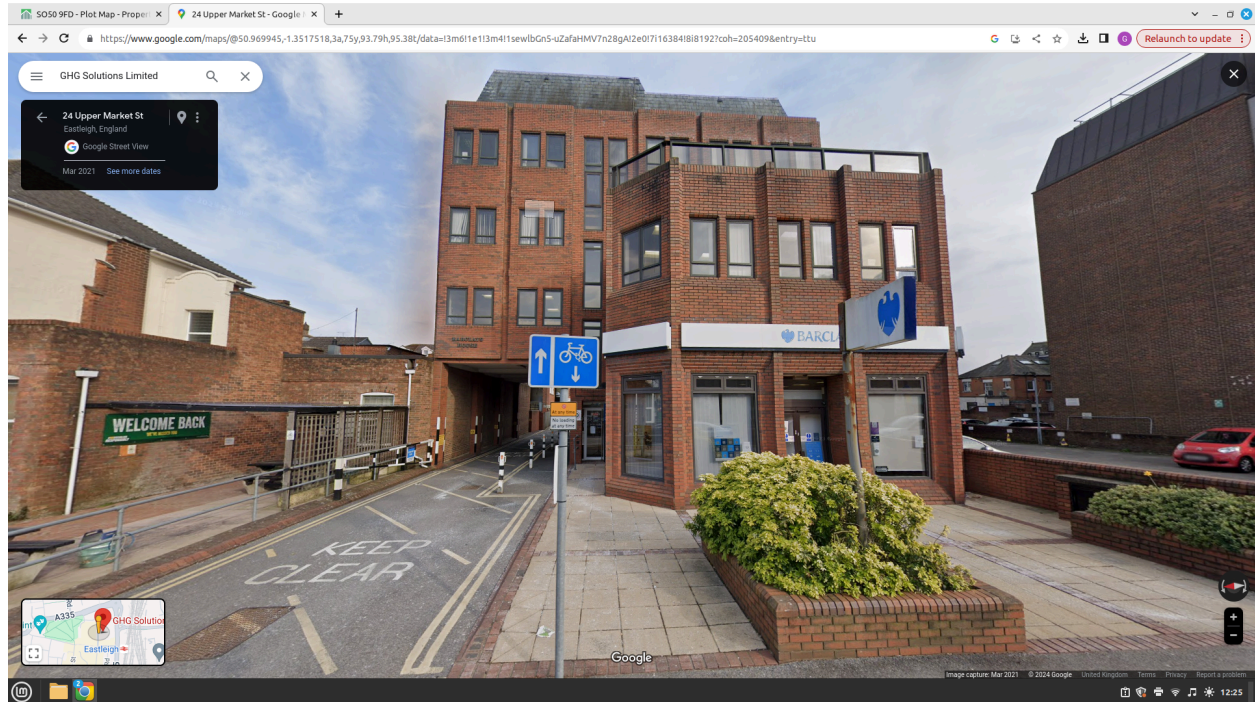
Our VICTORY © Framework

1.3. Our VICTORY Framework applies a policy, plan lead, approach to development with the intent of gaining planning permission in a manner that complies with National and Local Planning Policy in accordance with S38 of the Planning and Compulsory Purchase Act 2004.

The Development Proposed

1.4. Planning Permission is sought for the installation of windows and doors. As such the applicant now presents that proposal for consideration by Eastleigh Borough Council.

Site photograph



Executive Summary

1.5. As this statement will demonstrate, the proposal will enable the addition of new windows and doors of this property in a manner that is acceptable and would enhance the character and appearance of the area.

2. National and Local Development Frameworks.

National Planning Policy Framework

2.1. The National Planning Policy Framework was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021 and updated in December 2023.

2.2. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevant sections of the NPPF are set out below:

Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

3. The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3.

Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision Making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Determining Applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Planning conditions and obligations

55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Local Policy

2.3. The applicant sets out below their reasons why this development complies with the noted policies in full.

2.4. The relevant policies are located within The Eastleigh Borough Local Plan (2016-2036) Adopted April 2022.

Policy	Comment
Policy DM1, General criteria for new development	The proposal complies with this policy.

3. The Planning History

3.1. There is no planning history that is relevant to this development

4. Site, Context and Comparable Forms of Development

4.1. The application site relates to a five storey detached Building.

4.2. The total area of the site including the building, parking spaces is 890.3084^{m^2} . The Total Built Area of the building is 399.2044^{m^2} . The percentage of the plot that is built is 44.4%.

4.3. The site is located within commercial area, a short walk (across the street) from Eastleigh Bus Station and (0.1 miles) from Eastleigh Railway Station. The application site is served locally and well beyond with excellent footways and cycleways connecting in all directions. Overall, this site can be considered very accessible and to be in a sustainable location.

4.4. The site is not located in a conservation area and the building is not listed.

5. The Development Team

5.1. The developer comprises a small business operating within Eastleigh and delivering quality units of living accommodation for local occupations.

5.2. Where possible the applicant utilises local builders and other trades in order to carry out development.

6. Alternative Forms of Development Considered

6.1. The existing building comprises an unfettered commercial use within Class E.

7. Constraints to Development

7.1. The proposal will add new windows and doors to the property.

7.2. There are no dwellings adjoining the application site.

7.3. The added windows and doors will have no impact on the character or appearance of the area

8. The Social Benefit to Development

8.1. A sustainable development reduces their environmental impact and promotes health and well-being.

8.2. In 2015 the House Builders Federation reported that housebuilding nationally:

- Supports 600,000 jobs
- Contributes £19.2bn a year to the UK economy
- Spends £5.5bn with suppliers, 90% of which stays in the UK
- Generates £1.4bn per year in tax revenues for the Exchequer
- Provides 32,000 affordable homes – worth £2.3bn – built or financed by private house building with a further £1bn paid to local authorities as a contribution to more affordable housing
- Pays £576M towards community facilities including;
- £225M towards education facilities alone - enough to fund 52,000 classroom places;
- £131m in open spaces and community and sports facilities, and
- Generates a £3.8bn spend in local shops and services

8.3. A Sustainable building has the following ten advantages:

- **Efficiency in energy use:** One of the primary benefits of sustainable building is increased energy efficiency. It can reduce carbon footprints because they use less energy. In addition, energy-efficient technologies such as double-paned windows and insulation are utilised.
- **Water Efficiency:** Sustainable buildings also conserve water. They use low-flow toilets, showers, and faucets and implement rainwater harvesting systems. As a result, water is saved, water bills are reduced, and local water resources are less strained.
- **Enhanced indoor air quality:** Indoor air quality is improved by sustainable buildings. They use low-emission materials, have sound ventilation systems, and promote healthy indoor air by reducing pollutants and allergens.
- **Durability:** Durable materials are often used in sustainable buildings. The result is both a reduction in waste generation and a reduction in the need for frequent maintenance and repairs.
- **Better Health:** Sustainable buildings promote better health for those who use them. The air quality is better, natural light is encouraged, and green spaces are available. This can lead to reduced stress levels and improved mental and physical health.
- **Increased Productivity:** Sustainable buildings have been shown to increase productivity. A healthier, more comfortable work environment leads to higher motivation and engagement.
- **Cost Savings:** Although Sustainable buildings may have a higher upfront cost, they can result in significant cost savings in the long term. Energy-efficient buildings reduce energy bills, and water-efficient buildings reduce water bills.
- **An increase in property value:** Sustainable buildings are often more valuable than conventional ones. They are in high demand and can fetch a higher rent or sale price.

- **Environmental Sustainability:** Environmentally friendly buildings reduce the impact on the environment. They conserve resources, reduce waste, and promote sustainable practices.
- **Increased Market Demand:** There is a growing demand for sustainable buildings from consumers and businesses alike. As a result, sustainable building technologies and practices have attracted more investment.

8.4. Ultimately, sustainable building offers a multitude of benefits to both individuals and the environment. It promotes energy efficiency, water conservation, improved indoor air quality, durability, better health, increased productivity, cost savings, increased property value, environmental sustainability, and increased market demand.

8.5. To this end modern development on sites such as that as presented by this application assists the government in achieving the 18 global sustainability goals and improves the sustainability of the wider area as a whole.

9. The Principle of Development

9.1. This planning application seeks to add new windows and doors.

9.2. There is no policy within the NPPF or Locally that would prevent the installation of windows and doors to this building and as such the development is acceptable in principle.

10. Site Capacity Assessment.

10.1. This proposal does not alter the scale, layout, amount, or landscape setting of the building. As such I will comment upon the matter of appearance only.

Amenity of adjoining, surrounding and proposed occupiers.

10.2. There are no residential occupiers within the surrounding area that would be affected by this scheme.



Appearance

10.3. The proposed windows and doors replicate those on the existing building. As such they are considered appropriate in visual terms.

11. Access Appraisal

11.1. There is no alteration to the access arrangement proposed by this development

12. Conclusion

12.1. The proposed development would have no deleterious effect on the character and appearance of the street scene,

12.2. As such it is submitted that planning permission should be granted for this development and the applicant looks forward to discussing the matter with Eastleigh Borough Council if required.



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