

DELEGATED OFFICER REPORT

Application Ref: F/24/97665

Site Address: BARCLAYS BANK, 20-24 UPPER MARKET STREET, EASTLEIGH, SO50 9FD

Case Officer: Rebecca Altman

Description: Installation of new windows and doors to side and rear elevations and mansard roof

Particular Site Constraints?	Yes ☒	No ☐
- Existing employment site – Policy DM15 - Eastleigh Town Centre – Policy E3 (1 aii) - Urban edge - Some surface water flood risk rear of site - Commercial Centre character area - Airport safeguarding zone		

Planning History?	Yes ☒	No ☐
- PN/24/97939 – Application for Prior approval for change of use from offices/services (Class E) to 22 dwellings under Class MA of the Town and Country Planning (General Permitted Development) Order – under consideration. - PN/21/90544 – Prior approval for change of use from offices to dwellinghouses floors 2 and 3 – withdrawn 05/07/2021 - PN/20/88413 – Prior approval for change of use of 2nd and 3rd floors from office to residential – refused 25/09/2020, due to lack of information to demonstrate acceptability in relation to transport and highway impacts and noise. - PN/20/88412 – Prior approval for change of use of 1st-3rd floors from office to residential – refused 25/09/2020, due to lack of information to demonstrate acceptability in relation to transport and highway impacts and noise. - Z/27118/000/00 – erection of four storey office building with bank on ground floor – permission 13/07/1984 - Z/27117/000/00 – erection of 3-storey building with car park under (22-24 Station Hill) – permission 13/07/1984 - Z/15098/003/00 – demolition of existing building and erection of a showroom with two floors of offices over and basement parking (22-24 Station Hill) – permission 10/06/1980 - Z/15098/001/00 – demolition of existing building and erection of 5-storey office building – withdrawn 09/05/1979 - Z/08433/00F/00 – renewal of permission for use of building as offices and warehouse – temporary approval 31/10/1974 There have also been various other applications for signage and alterations.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation received, commenting as follows: - Rights of access to No.22-24 Station Hill needs to be protected during installation works, and retained; - Concern that there may be a need for increased security measures for the building, which could impact on the right of access to No.22-24.		
Parish Council:	No objection but support the comments made by the Women's Institute (No.22-24).		

Site Visit:	Yes ☒	No ☐
Details: 3 July 2024 – photographs on file.		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are DM1 (General development criteria), DM15 (Safeguarding existing employment sites) and E3 (Eastleigh Town Centre).

Assessment:

Site and proposal

The application relates to a four storey building located on the east side of Upper Market Street in Eastleigh Town Centre. The building was formally used as a bank at ground floor level and the first floor comprises offices (Use Class E). The majority of the building is vacant but some of the offices are still tenanted.

Planning permission is sought for the installation of new doors and windows, comprising the following:

- Ground floor – 6 new windows and 3 new doors to north elevation; 3 new windows to east elevation.
- First floor – 2 windows to south elevation; two windows to be replaced with doors and existing door replaced with window on east elevation.
- Mansard roof – 6 new windows to west elevation; 6 new windows to east elevation; 1 new window to north elevation.
- Installation of 4 rooflights to flat roof of rear projection, and removal of plant/equipment.

There is no proposal to change the use of the building.

Principle of the proposal

The proposal relates only to replacement doors and windows and does not seek to change the use of the building. The building has Class E use, which is appropriate for its town centre location, and there is no in principle objection to the installation of new windows and doors.

An application for Prior Approval has recently been submitted for the change of use of the building to residential (app ref. PN/24/97939). The acceptability of the proposed change of use would be fully considered under that application and in accordance with the requirements of the General Permitted Development Order. As no decision has been made on that application, the use of the building currently remains as Class E.

Two of the proposed windows would face south over an adjacent car park. This car park falls within an area of the Town Centre where development is encouraged under Policy E3 of the Local Plan. There is therefore some concern that the installation of new openings in the blank façade of the building could impact on development potential of this adjacent site. However, there are no current plans for redeveloping this adjacent site and it would not be considered reasonable to refuse permission for these two windows on the grounds that it could potentially impact on a future development.

Design and appearance

The majority of the new windows would be at roof level, on the east and west sides of the mansard roof, and at ground floor level on the northern side elevation. These would not be visually prominent from the streetscene or wider area due to their positioning. On the south elevation, there would be two new windows at first floor level on an otherwise blank elevation. These would change the visual appearance of a prominent elevation but provided that the frames of these windows matched those on the rest of the building, they would be acceptable in terms of design. The use of matching window frames can be secured by condition.

Amenity impact

The site lies in a mixed use commercial area. The mansard roof windows facing east would face towards a bus station and supermarket and those facing west would look towards the adjacent office building. The distance between the upper floor rear windows on the application building and the windows on the building to the west is approximately 31m. To the south, the two new windows would face over a car park and to the north the new windows would be either at ground floor level facing blank elevations across the car park access drive, or at roof level facing over the roof of the adjacent building. It is not considered that any of the new windows would result in adverse impacts on the amenity of neighbouring occupiers.

Access and parking

The application relates to the installation of windows and doors only. There is no proposal to change the use or intensify the use of the building and the access and parking provision would remain as existing.

Other matters – rights of access

A representation was received from the occupiers of the adjacent building to the east, raising concerns about potential impacts on their right of access over the site. This particular matter is not a material planning consideration but is a legal matter that would need to be addressed separately between the landowners.

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.

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.

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 proposed new windows and doors are acceptable in terms of design and would have no adverse impact on the character and appearance of the area or the amenity of neighbouring occupiers. The development accords with the relevant policies of the Eastleigh Borough Local Plan.

Recommendation:

PERMIT ☒

REFUSE ☐

Plan numbers:

- (PL)_001 Rev. PL1 – Location Plan
- (PL)_010 Rev. P00 – Existing plans L00 L01 L02
- (PL)_011 Rev. P00 – Existing Plans L03 L04 RF
- (PL)_500 Rev. P01 – Existing elevations
- (PL)_200 Rev. P00 – Proposed Plans L00 L01 L02
- (PL)_201 Rev. P01 – Proposed Plans L03 L04 RF
- (PL)_501 Rev. P02 – Proposed Elevations

The windows and doors hereby approved shall match as closely as possible in terms of materials and colour to those on the existing building.

Reason: To ensure a harmonious relationship between new and existing fenestration, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).