

DELEGATED OFFICER REPORT

Application Ref: F/24/98667

Site Address: 51 LEIGH ROAD, EASTLEIGH, SO50 9DF

Case Officer: Rachael Morris

Description: External alterations including alterations to fenestration and additional windows (to facilitate part-conversion from Class E to 5.no residential flats under PN/24/98073)

Particular Site Constraints?	Yes ☒	No ☐
• Eastleigh Town, District and Local Centres and Neighbourhood Parades • Eastleigh Town Centre Boundary • Secondary Shopping Zone • Within the Urban Edge • Airport Safeguarding Zone		

Planning History?	Yes ☒	No ☐
• A/09949/001/00 - Illuminated Wall Mounted Name Board – Refuse – Jan 1983 • F/06/58140 - Change of use of retail shop (A1) to restaurant (A3) – Permit – Nov 2006 • A/08214/004/00 - Externally Illuminated Fascia Sign and Internally Illuminated Projecting Sign – Consent – Mar 1996 • Z/08214/003/00 - Installation of Roller Shutters to Front Elevation – Permit – Mar 1996 • Z/37079/000/00 - Use Of 2nd Floor for D1 Purpose (Orthodontist Surgery) – Permit – Sept 2000 • F/05/55251 - Refurbish existing retail and ancillary accommodation to provide self-contained office accommodation to part rear ground floor and first floor - Permit – Dec 2005 • F/06/58870 - Relief of condition 2 of planning permission F/06/58140 to allow opening on Sundays and Bank Holidays from 8.00am to 10.30pm – Permit – Mar 2007 • PN/24/98073 - Prior approval for partial change of use from commercial, business and service (Use Class E) to 5.no 1-bedroom flats (Use Class C3) – Granted – Oct 2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Southampton Airport:	No Comment		

Site Visit:	Yes ☒	No ☐
Details: 03/10/2024		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies E3, DM1 and DM11.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies E3, DM1 and DM11 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- The proposals relate to external alterations only in the form of fenestration changes to facilitate the prior approval consent for 5.no flats within part of the building.

Design and layout

- The proposed rear elevation is the elevation with the most proposed change. This elevation would be notably improved from the existing scattered design of windows through multiple sizes and shapes to a more uniform and neat appearance. In addition, the rear ducting will be removed to the overall benefit of the building's appearance. Other elevations are proposed with subtle changes.
- The design and layout respect the character and appearance of the locality. All proposed windows and doors to serve the residential and commercial units would suit the building and not cause detriment to the street scene.
- The proposed windows are to be framed in both aluminium grey and uPVC white to match the existing windows on the relevant elevation. This is detailed in the application form and elevational drawings which will be secured by condition.
- Overall, the proposal would accord with policy DM1 which requires proposal to "take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of ... materials, layout, ... design ... both in itself and in relation to adjoining buildings..."

Residential amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The proposed window alterations would not create unacceptable overlooking to any existing neighbouring properties. There are no immediate windows to neighbouring properties that are expected to be detrimentally impacted.
- The proposed windows are needed to provide adequate access to light for the residential units within part of the building.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- The application relates to the installation of windows and doors only. This application does not include the proposal to change the use or intensify the use of the building. Access and parking provision would remain as existing or as already considered under the prior approval consent.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...