

DELEGATED OFFICER REPORT

Application Ref: F/25/100081

Site Address: PETROL SERVICE STATION, 138 TWYFORD ROAD, EASTLEIGH, SO50 4HP

Case Officer: Andy Amery

Description: Proposed installation of a soffit roof panel above the plant room, along with four 1m-high ramraid bollards at the shopfront for protection.

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • ELAC Character Area 6 (no special characteristics)		

Planning History?	Yes ☒	No ☐
The site comprises a Petrol Station with canopy operated by ESSO, with a retail store and parking on the southern side of the forecourt operated by Tesco. The uses on the site have been long established. Recent history, going back to 2005 comprises a series of mainly advertisement consents the most recent of which are: A/25/98721 - Replacement Fascia signs to canopy to all sides (3x illuminated and 1x non-illuminated) - Consent February 2025 A/22/92538 - One Illuminated Pylon sign. - Consent 29 March 2025		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Environmental Health:	No Objection		

Site Visit:	Yes ☒	No ☐
A site visit was undertaken on 24 September 2025. The proposals seek to replace and improve the roof covering over the external plant room located on the southern side of the commercial unit and provide security bollards across the shopfront on the north facing elevation. The existing plant room roof is partly open with mesh set within a wooden frame and a series of boards, some of which have come loose lying over the top as can be seen in the images below. 		

The bollards are to be placed at the back edge of the parking spaces, in front of the main shopfront. They will serve a dual function of security to prevent any ramraiding attempts on the store and also prevent cars from excessively overhanging the already narrow pedestrian path which runs along the shop frontage (see image below).



The forecourt area and approaches to the shop entrance already has a number of similar bollards in place as shown in the images below.



Policy:

National Planning Policy Framework

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 12 Achieving well designed places

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2 & DM11.

Supplementary Planning Documents:

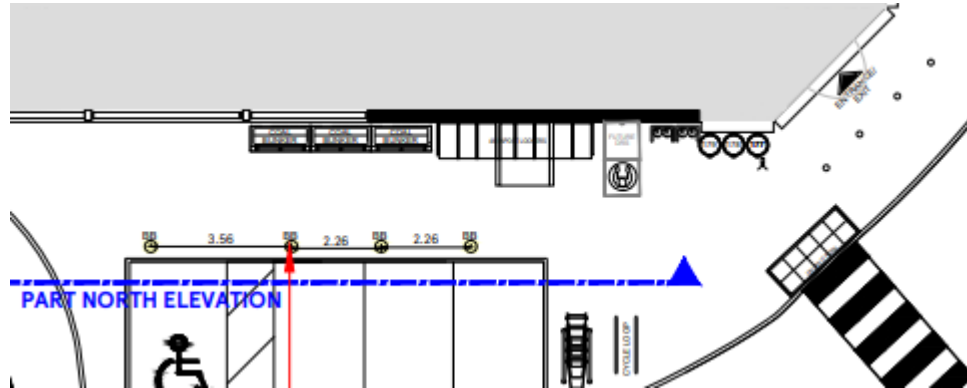
Quality Places Supplementary Document; Character Area Appraisal ELAC 6.

Assessment:

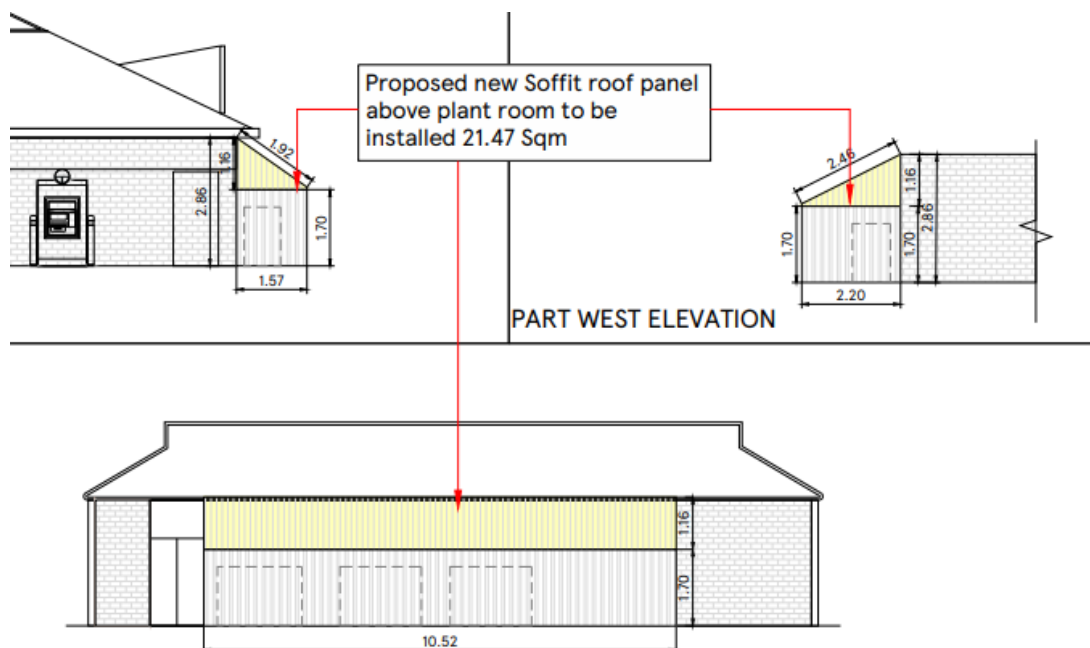
The proposals are small scale and required for safety, security, maintenance and visual appearance. The bollards also assist with the safety of customers using the walkway in front of the store.

The four 1m high bollards are specially placed along the back edge of the parking spaces in front of the shop unit, and in particular that area of the shopfront which contains a glazed wall.

The bollards will be of similar design to existing bollards and placed as shown below.



The development is within the urban edge, where the principle of development is acceptable. The design of the proposed new roof over the external plant room is suited to the petrol station by use of a cladding material already used on the main part of the building. It would provide a weathertight cover above the plant and equipment and conceal the plant from public views in Twyford Road. It is of a more solid and permanent nature and may also act as a more cohesive design.



With the above in mind, the development is in accordance with policy DM1.

There will be no adverse impact upon trees or other natural features worthy of retention and no likely significant impacts on the SPA.

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: This application is recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐