

Andrew Burgess

Planning

Planning and Development Consultant

1st August 2022

Eastleigh Borough Council,
Planning Department
Eastleigh House,
Upper Market Street,
Eastleigh
SO50 9YN

FAO Dawn Errington

Dear Madam

Change of Use of Garage/Temporary Sales Office to Dwelling
Pembers Hill, Mortimer Road/Pembers Farm Avenue, Fair Oak , SO50 7EA

Please find enclosed a planning application for the change of use of a garage/Temporary Sales Office to a dwelling at the above site. There are no material changes to the external appearance of the building and this application is for change of use of the building to a dwelling.

Bio- Diversity

A Bio-Diversity report is not required as this is a change of use application and there will be no additional impacts to species because of the change of use from garage/sales office

Vehicular Access

The existing access on to Mortimers Lane is to be closed and stopped up and access will be provided via Pembers Farm Avenue as shown on drawing 210894 1007 Revision P03. The additional traffic associated with one additional dwelling is negligible and will not have any adverse impact on highway safety.

The closing of the access will be a highway safety benefit as traffic approaching from Fair Oak starts to increase in speed as it nears the summit of the hill and leaves Fair Oak.

Nutrients Budget

As this application would result in the creation of a new dwelling a Nutrient Budget Assessment has been carried out and is included with the application documents. A calculation has been made in relation to Nitrates and the Nitrogen Load to mitigate is 1.48 kg TN/year. A relatively modest impact as the proposal is for one dwelling.

Residential and Visual Amenity

The creation of an additional dwelling can occur without causing any harm to the residential or visual amenity of adjoining dwellings. It should be noted that the existing build is present on site and there are no changes proposed to the position of windows or doors.

Housing Delivery

Although modest the additional dwelling will add to the supply of housing within the Eastleigh Borough Council area in line with National and Local planning policies to increase housing supply.

Affordable Housing and Public Open Space

It is considered that there is no requirement to make any provision towards affordable housing as the main development at Pembers Hill included 88 affordable housing units excess at a rate of 35% of the overall housing proposed. Satisfactory Public Open Space and Play Areas have also been provided as part of the main development.

Conclusion

This is a perfectly acceptable proposal and will have no detrimental impacts. The proposal complies with National and Local planning policy in respect of the delivery of new housing and maintaining residential amenity.

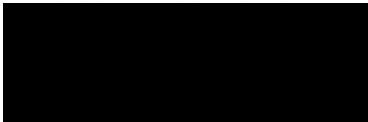
There are no material planning reasons not to grant planning permission and based on the assessment above it is considered that this is an entirely acceptable proposal. This planning application has thoroughly assessed the relevant issues.

There is no reason not to grant planning permission subject to suitably worded planning conditions.

Therefore, it is respectfully requested that in accordance with paragraph 11 of the NPPF that the application is approved without delay.

If I can provide you with any further information or clarification, please do not hesitate to contact me. I now look forward to receiving confirmation that the application has been validated and a receipt for the application fee.

Yours faithfully



**Andrew Burgess BA Hons MTRPI FRSA
Principal**

Cc Scott Fenner – Drew Smith
Steve Clarke – Drew Smith