

PLANNING APPEAL STATEMENT

Site: Mayfield, Botley Road, Fair Oak, Eastleigh, SO50 7AP

Proposal: Conversion of integral garage to a habitable room to increase HMO capacity (6 to 7 bedrooms).

Appellant: Mark Sainsbury

Date: March 16, 2026

1. Executive Summary

This appeal challenges the refusal of planning permission regarding on-site parking concerns. The appellant contends that the proposal is entirely sustainable and compliant with the National Planning Policy Framework (NPPF) and Eastleigh Borough Council's transport goals. Key evidence includes:

- **Verified Parking Surplus:** A 5 space driveway for a property with an average occupancy of 1–2 vehicles.
- **New Sustainable Infrastructure:** A formal commitment to install secure, covered cycle storage for 7 bicycles.
- **Strategic Location:** Direct access to high frequency bus corridors and rail links.
- **No Technical Objection:** No safety or capacity concerns raised by Hampshire County Council (Highways).

2. Evidence of Actual Parking Demand & Capacity

While planning standards often use theoretical maximums, the empirical data at Mayfield demonstrates a significant surplus of parking:

- **Current Usage:** Out of 6 residents, only one (1) currently utilizes the on site driveway. Only one other resident owns a vehicle (parked off-site).
- **On Site Capacity:** The property provides 5 off-street parking spaces. Even if vehicle ownership doubled, the site would still maintain a surplus of 3 spaces.
- **Verified Data:** CCTV records consistently show an 80% vacancy rate. A 7 day occupancy log (See Appendix C) confirms that the addition of a 7th resident can be easily absorbed without any impact on the local highway.

3. Rebuttal of Refusal Grounds

Ground: "Inadequate Parking Provision / On-Street Stress"

- **Our Rebuttal:** The NPPF states that development should only be prevented on transport grounds if the residual cumulative impacts are "severe." With a 4 space buffer currently available, the impact of one additional resident is negligible.
- **Safety:** Hampshire Highways previously reviewed the site and expressed no objection regarding the safety or volume of traffic exiting the driveway. Pavilion Close also provides safe, unrestricted overflow parking if ever required for visitors.

4. Sustainability & Active Travel

To mitigate car dependency, the applicant proposes a "Modal Shift" strategy:

- **Appendix A (Cycling):** We will install a secure, weather-protected "Sheffield" style cycle store for 7 bicycles. This provides a high-quality alternative to car ownership.
- **Appendix B (Public Transport):** The site is within 200m of the Botley Road bus stops (Bluestar Route 2 / Xelabus X9), offering 15–30 minute frequency to Eastleigh and Southampton.

5. Conclusion

The conversion of an underutilized garage into a habitable room provides essential housing within the existing building footprint. The appellant is willing to accept a Planning Condition requiring the installation of the proposed cycle storage prior to the occupation of the 7th bedroom.

APPENDIX A: Cycle Storage Specification

- Provision: Space for 7 bicycles (1 per resident).
- Hardware: Galvanized steel "Sheffield" stands for frame-and-wheel security.
- Security: Located in a well-lit area, covered by CCTV, and accessible only to residents via a secure lock.

APPENDIX B: Transport Connectivity

- Bus: Bluestar 2 (Fair Oak – Eastleigh – Southampton) and Xelabus X9.
- Rail: 10-15 minute bus link to Eastleigh Station (Direct to London Waterloo/Southampton).
- Walkability: 5–10 minute walk to Fair Oak village center for all daily amenities.

APPENDIX C: 7-Day Parking Occupancy Log

Table





