

DELEGATED OFFICER REPORT

Application Ref: F/26/101240

Site Address: 82 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Change of use from mixed use (dwellinghouse and hair salon, Use Class E) to a single dwellinghouse (Use Class C3)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/16831/000/00 - Change of use from dwelling with off licence premises to public house with living accommodation - Refuse Planning Permission For - 12/04/1976 • Z/16831/001/00 - Existing Extension demolished and replaced with new extension - Permit - 13/09/1976 • Z/30508/000/00 - Outline: erection of 4 detached houses with garages - Refuse Planning Permission For - 27/10/1985 • Z/30508/001/00 - Outline: erection of four detached houses with garages following demolition of existing building - Grant Outline Permission For - 17/05/1989 • Z/30508/002/00 - Outline: erection of 4no. detached houses with garages following demolition of existing. (renewal of permission ref.no.30508/1) - Grant Outline Permission For - 15/05/1992 • Z/30508/003/00 - Variation of condition no.2 of planning permission 30508/2 (outline for erection of 4no. dwellings and garages) to extend time limit by a further three years - Grant Outline Permission For - 14/12/1995 • Z/30508/004/00 - Erection of 4no detached dwellings with integral garages following demolition of existing dwelling - Permit - 16/06/1998 • Z/36508/004/00 - Erection of 4 no detached dwellings with integral garages following demolition of existing dwelling - Consent To The Demolition Of – 16/06/1998		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection. The Parish Council requested confirmation that the plaque on the wall of the property would be retained.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd April 2026.		

Policy:
National Planning Policy Framework

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, DM8, DM13, DM14 and DM15.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH5)

Assessment:

Site context and surroundings

The application site comprises a two-storey semi-detached dwelling with an associated basement level located on the north-western edge of Bishopstoke. The property is currently in mixed use, comprising a hairdressing salon to the front of the ground floor with residential accommodation occupying the remainder of the property. The site benefits from off-street parking within a hard-surfaced area to the side of the dwelling. The dwelling fronts Church Road and is situated within a residential area characterised by a mix of terraced, detached and semi-detached dwellings. Opposite the site is an area of mature trees.

Proposal

Planning permission is sought for the change of use of the property from a mixed-use premises comprising a dwellinghouse and hairdressing salon (Use Class E) to a single dwellinghouse (Use Class C3). The proposal does not involve any external alterations to the building and is limited to the removal of the salon facilities.

It is noted that part of the property has historically been used as a hairdressing salon alongside residential accommodation. Council records indicate that enquiries were received in 2007 regarding the use of part of the property as a hairdressing salon with residential accommodation. At that time, it was advised that a planning application was not required, and no formal planning application was subsequently submitted.

Policy and Principle

- The site is located within the urban edge and within a predominantly residential area. The surrounding properties are principally residential in nature, and the site does not form part of a designated town centre, local centre, employment area or safeguarded employment site.
- Policy DM15 of the Eastleigh Borough Local Plan (2016-2036) seeks to safeguard existing employment sites and employment opportunities. Whilst the proposal would result in the loss of a small-scale business use, the site does not form part of a designated employment site, and the commercial use occupies only a limited part of a residential property. Furthermore, the surrounding area is predominantly residential in character, and the proposal would not result in the loss of a significant employment site.
- Having regard to the scale and nature of the former salon use, the mixed-use character of the property, and the absence of any policy designation requiring the retention of the commercial use, the loss of the business is not considered to result in unacceptable harm to employment provision or the function of the area. Accordingly, the principle of development is considered acceptable and complies with Policies S1, DM1 and DM15 of the Eastleigh Borough Local Plan (2016-2036).

Layout, design, and impact upon the character of the area

- The proposal relates solely to the change of use of the property from a mixed-use premises to a single dwellinghouse. No external alterations are proposed to the building, and there would be no changes to its appearance within the street scene. Existing features including the historic plaque on the front elevation would be retained. As no physical alterations are proposed, the development would preserve the existing character and appearance of the dwelling and the wider street scene.
- Whilst the property has historically operated as a mixed-use premises, the surrounding area is characterised predominantly by residential development. The proposed use as a single dwellinghouse would therefore be consistent with the prevailing character of the locality and would reinforce the established residential nature of this part of Church Road.

Impact on residential amenity

- The proposal relates solely to the change of use of the property from a mixed-use premises comprising a dwellinghouse and hairdressing salon to a single dwellinghouse. No external alterations are proposed and therefore there would be no impacts regarding overlooking, loss of privacy, overshadowing, loss of light or overbearing development.
- Furthermore, the proposal would result in the removal of the commercial element from the site and its use as a single dwellinghouse. As such, the customer visits and associated activity linked to the former salon use would no longer occur. Therefore, the proposal is not considered to result in any adverse impact on the living conditions of neighbouring occupiers.

Highways and parking

- The proposal would not alter the existing access and parking arrangements. The existing off-street parking provision would also be retained. Furthermore, the proposal would not result in the creation of an additional dwelling and therefore would not generate an increase in parking demand associated with the site.
- The removal of the commercial element from the property would also result in customer visits associated with the former salon use no longer occurring. As such, the proposal is not considered to result in any adverse impacts on highway safety or parking provision.

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; (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. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐