



PLANNING AND **DESIGN AND ACCESS STATEMENT**

Conversion of existing stable building to two-bedroom dwelling and associated curtilage and on-site parking.



SITE: THE STABLES, GRANGE ROAD,
BURSLEDON, SO31 8GD

1.0 INTRODUCTION

- 1.1 This Planning and Design and Access Statement is prepared on behalf of Mr Back in support of the proposed development, which seeks to convert the existing stable building to a two-bedroom dwelling. The proposal would see the inclusion of an area for private amenity space and site access for vehicles with on-site parking and turning for two vehicles. The proposal aligns with the policies of the Eastleigh Local Plan 2016–2036 and the National Planning Policy Framework (NPPF).
- 1.2 The Statement incorporates all the required elements of a Design and Access Statement in accordance with the National Planning Policy Guidance, 2014. The Guidance allows the Local Planning Authority (LPA) to require submission of further details if it is considered necessary.
- 1.3 This document has been prepared to assist the Council's officers and members in understanding the development proposed and the policy basis and context in support of the development. The applicants are confident that the development offers material planning considerations and a setting that overcomes any in principle objection and would help to deliver an identified housing need for small scale residential accommodation within the Borough. The development would not harm the character of the area, neighbour amenity or highway safety and instead offers the opportunity to redevelop an existing brownfield site as well as meeting an identified housing need and fulfilling a shortfall in small scale affordable market rural housing.

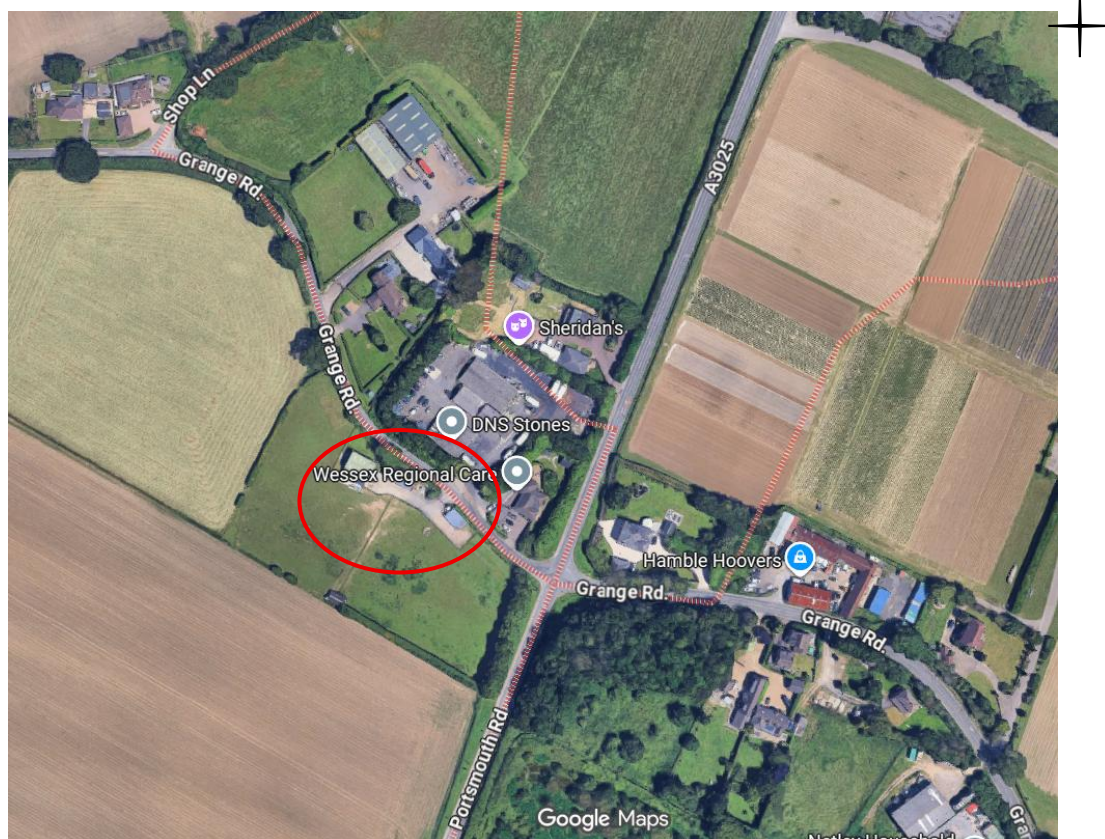
2.0 ASSESSMENT

2.1 Site Description

The application site is a 0.076 hectare parcel of previously developed land located outside of the settlement boundary. Positioned on the eastern side of Grange Road within the parish of Hamble-le-Rice, the site forms part of a small cluster of mixed commercial and light-industrial premises. The site is accessed directly from Grange Road, a local distributor route connecting to Portsmouth Road (A3025) to the north.

- 2.2 The immediate surroundings comprise a combination of commercial units, storage yards, and low-density built form. The built structures are generally modest in scale, with a functional appearance typical of rural-edge commercial operations. The site is visually contained by existing buildings and boundary vegetation, which limits wider landscape impact.
- 2.3 The wider area is characterised by a semi-rural landscape transitioning between the built-up settlement of Hamble-le-Rice to the south and open countryside to the north and east. The aerial image below shows extensive agricultural fields, hedgerows, and tree belts surrounding the commercial cluster, creating a clear distinction between developed land and the wider rural setting.

Aerial Photo of the Application Site

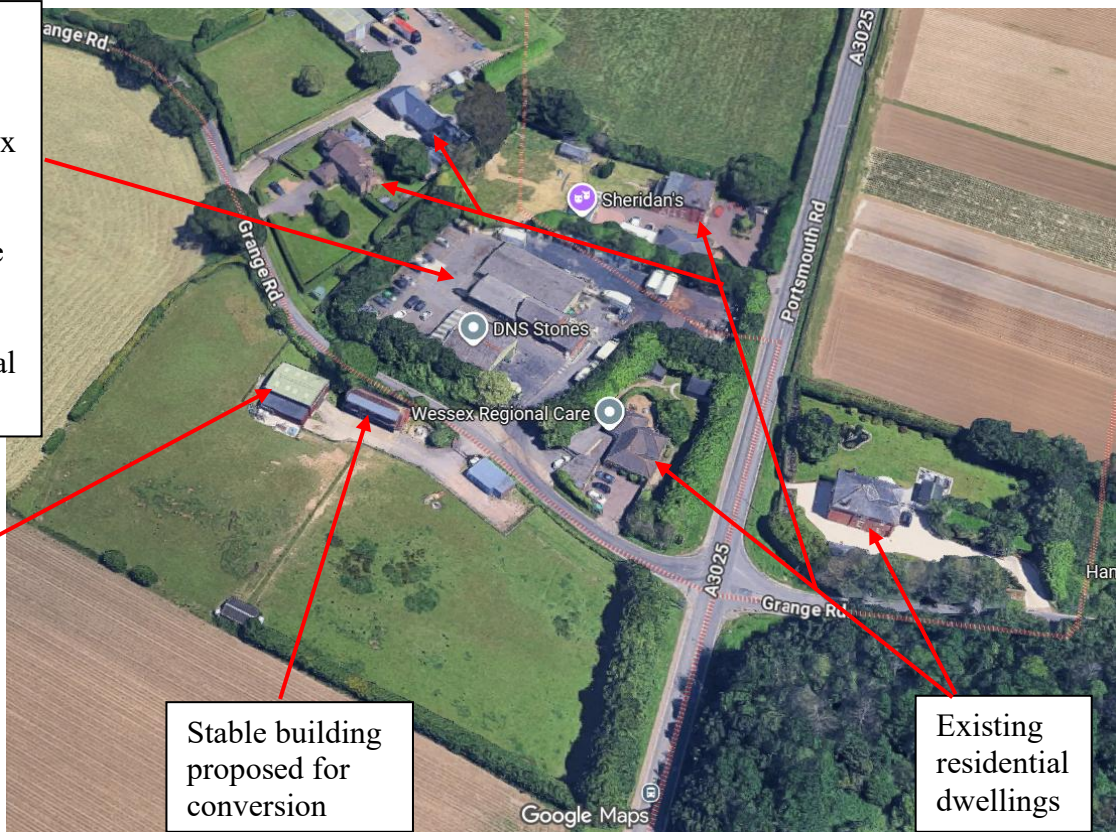


The site forms part of an established employment area that includes Wessex Regional Cars, Sheridan's, DNS Stones, and Hamble Hoovers, creating a dispersed but coherent commercial grouping.

Existing barn owned by applicant to be retained.

Stable building proposed for conversion

Existing residential dwellings



- 2.4 The application site comprises the central dark-roofed building, currently in use as stables, together with the immediate surrounding hardstanding and operational land required for the proposed conversion. The stables are of modest scale and traditional rural form, arranged around a central yard area.

They are structurally capable of conversion and sit within a clearly defined parcel of land.

- 2.5 The green-roofed building (west) – This structure is a barn used for agricultural purposes. It is owned by the applicant but is not included within the red-line boundary of the application. Its presence contributes to the established agricultural character of the wider holding and screens the stables from the west.
- 2.6 The blue-roofed building (east) – This building is used for agricultural storage and similarly does not form part of the application site. It sits within a fenced grassed area and supports the ongoing agricultural use of the wider land.
- 2.7 The application site can clearly be seen in its developed state, alongside various built form adjacent to and surrounding the site. The application site is therefore not remote and not seen in a particularly rural or open setting. As such there is no sound justification as to why it could not be released to enable a recognised housing need to be met, especially when there is an established shortfall for small scale market housing such as that proposed. There is clear site specific, other material planning considerations that weigh in favour of the development that would overcome any in principle policy objection.

3.0 RELEVANT PLANNING HISTORY

- 3.1 LDC/25/99800 - Lawful Development Certificate for enlarged roof to stable building to include box dormer window (4-year breach). Granted – 15/09/2025

4.0 PLANNING POLICY/LEGISLATION

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in determination of planning applications decisions are made in accordance with the development plan unless material considerations indicate otherwise.

4.2 National Planning Policy Framework (2023):

The National Planning Policy Framework (NPPF) was introduced on 27 March 2012 and was updated in December 2024. It continues to establish a presumption in favour of sustainable development.

- 4.3 Paragraphs 1 and 2 establish the presumption in favour of sustainable development, meaning that planning decisions should support growth unless material considerations indicate otherwise.
- 4.4 The NPPF makes clear that regard must be had to the document as a whole in determining what the Government's view of sustainable development means in practice.
- 4.5 There are three overarching dimensions to sustainable development: economic, social, and environmental which are interdependent and need to be pursued in mutually supportive ways.

*"a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy" (Para.8 NPPF, 2023).*

- 4.6 Paragraph 9 goes on to say:

"These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local

circumstances into account, to reflect the character, needs and opportunities of each area.”

- 4.7 Paragraph 11 (c) and (d) states: If a local planning authority cannot demonstrate a five-year housing land supply, policies restricting development may be considered out-of-date, and applications should be approved unless adverse impacts significantly outweigh the benefits.
- 4.8 While local plans remain the primary basis for decision-making, the lack of a five-year housing land supply can tilt the balance in favour of development (Para.12).
- 4.9 Paragraph 39 makes clear that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*
- 4.10 Paragraph 61: Emphasises the need to boost housing supply, including smaller homes that meet local needs, which supports the case for a two-bedroom dwelling.
- 4.11 Paragraph 84 (c): Encourages the reuse of previously developed land, particularly where it contributes to housing supply and does not cause significant harm to the environment.
- 4.12 Paragraph 124: Focuses on efficient use of land, supporting developments that make effective use of previously developed sites.
- 4.13 Paragraph 125 (d): Supports higher-density development where appropriate, reinforcing the idea that small-scale housing can be beneficial.
- 4.14 Paragraph 131: Highlights the importance of good design, ensuring that new developments integrate well with their surroundings.

4.15 Given the lack of a five-year housing land supply, these policies collectively strengthen the case for allowing a two-bedroom detached dwelling outside the settlement boundary, particularly if it is on previously developed land and designed sustainably.

4.16 **Eastleigh Borough Council Development Plan Policies**

- **Policy DM1 (General Criteria for New Development):**

The proposal ensures high-quality design, respects the character of the area, and minimizes environmental impact.

- **Policy DM11 (Nature Conservation):**

The development will protect and enhance biodiversity, ensuring no harm to local wildlife habitats.

- **Policy DM18 (Extension and Replacement of Dwellings in the Countryside):**

The conversion of the existing stable building to create a new single dwelling is consistent with this policy, maintaining the countryside's character and avoiding urbanization.

- **Policy DM24 (Parking Standards):**

Adequate parking provision will be made in line with the Council's standards.

4.17 The proposed development of a two-bedroom detached dwelling on previously developed land aligns with national and local planning policies supporting sustainable development. The National Planning Policy Framework (NPPF) 2024 establishes a presumption in favour of sustainable development, prioritising economic, social, and environmental objectives in decision-making. Key provisions encourage the reuse of previously developed land, efficient land use and the delivery of housing to meet local needs, particularly where a five-year housing land supply is lacking.

4.18 Furthermore, policies within the Eastleigh Borough Council Development Plan emphasise the importance of high-quality design, environmental protection, and appropriate housing provision. Policies DM1, DM11, DM18, and DM24 collectively support the principle of well-integrated, sustainable residential development while ensuring biodiversity protection, appropriate parking provisions, and compatibility with the area's character.

- 4.19 Given the overarching framework, the proposal should be considered favourably, particularly as it demonstrates compliance with sustainable design principles, respects the local character, and contributes positively to housing supply. In the absence of significant adverse impacts, the planning decision should support the development in line with national and local objectives.

5.0 PROPOSAL

- 5.1 The proposed development involves the conversion of the existing stable building to create a two-bedroom detached dwelling, with minimal external alterations (minor window and door alterations).

5.2 Scale of Development

Existing Development

The existing development comprises:

Stable building with box dormer window.

The total floor space of the existing structure is **131.6 square metres.**

Proposed Development

The proposal seeks to convert the above structure to a two-bedroom detached dwelling, which will have a total floor space of **131.6 square metres**, shared approximately over the two floors (65.8 square metres over each level).

- 5.3 The development would therefore result in a net increase (and decrease) of **0 square metres.**
- 5.4 More significantly having regard to the space standards for a four person, two-bedroom dwelling, the proposed conversion offers 131.6 square metres of floor space equally shared over two floors (approximately). This well exceeds the required 79 square metres of floor space required within the suggested space standards.
- 5.5 The converted dwelling will be positioned sensitively along the front boundary of the site, in place of the existing stable building. More importantly however, is that the proposal has existing vehicular access and will be located on the part of the site that has been previously developed.

5.6 **Proposed Dwelling**



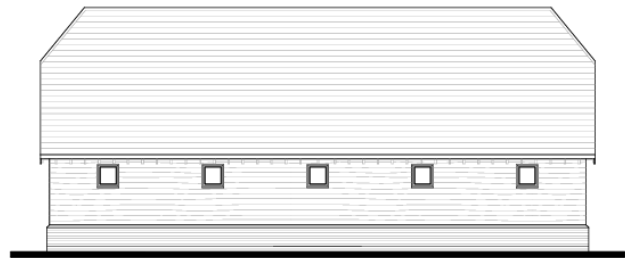
Proposed West Elevation (Scale 1:100)



Proposed South Elevation (Scale 1:100)



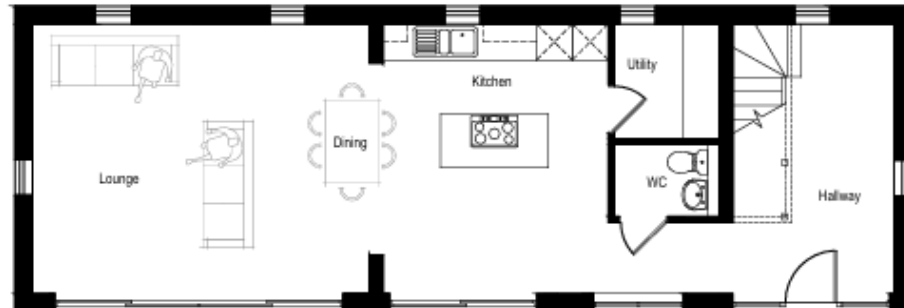
Proposed North Elevation (Scale 1:100)



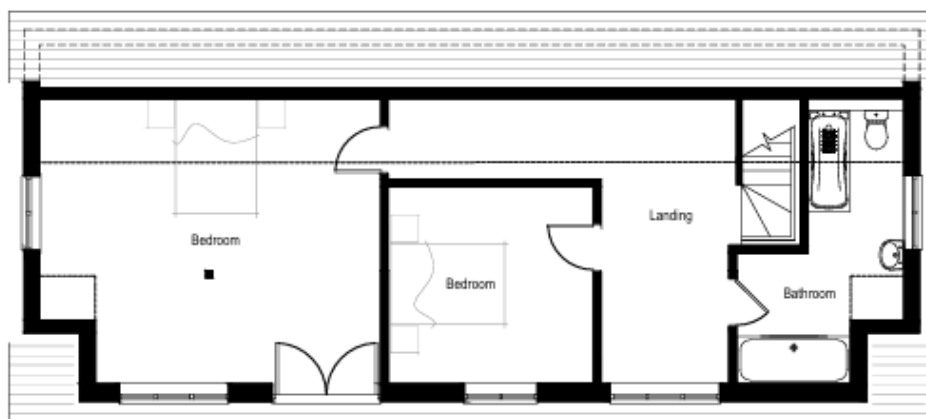
Proposed East Elevation (Scale 1:100)

- 5.7 The timber clad and tiled stable building is largely retained in its current form and appearance, with minimal alteration to the ground floor fenestration. This allows the scale and appearance of the existing building to remain whilst providing an appropriate and more effective use for the area.

5.8 Floor Plan



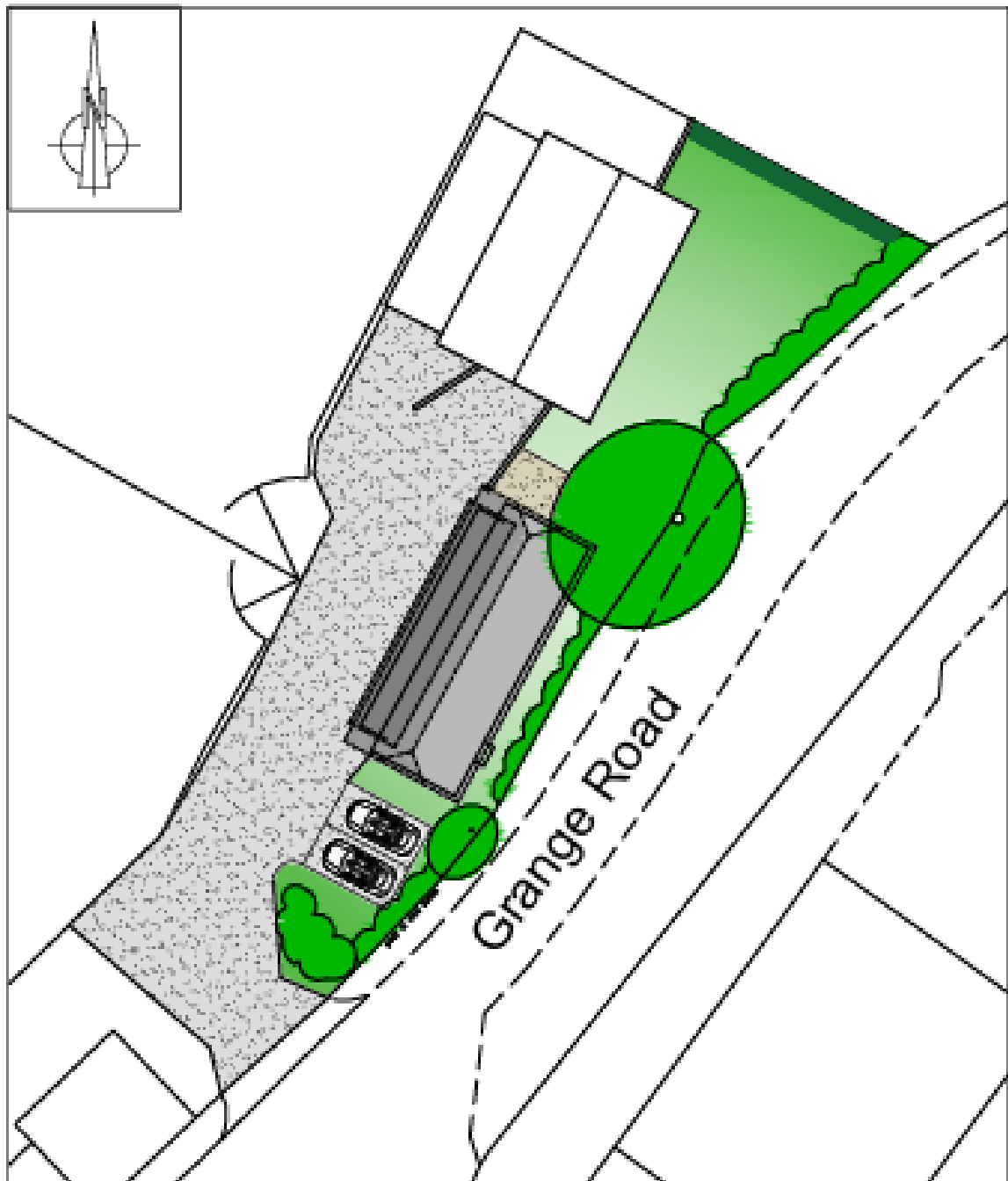
Proposed Ground Floor Plan (Scale 1:100)



Proposed First Floor Plan (Scale 1:100)

- 5.9 The ground floor provides an open plan living area with kitchen, dining area and lounge and utility room, hallway and w.c. The first floor accommodation provides two bedrooms with a separate bathroom.

5.10 Proposed Site Plan



5.11 The site plan shows that the proposal follows the existing built form of the site. The new dwelling would be completely enclosed within the stable building with a small, tight, enclosed residential curtilage to the north of it, providing 203 square metres of amenity space. There would be two parking spaces to the south, within the existing hard surfaced part of the site. The site already has vehicular access and on to Grange Road, with on-site turning allowing vehicles to access and egress the site in a forward gear.

6.0 EVALUATION

6.1 Principle of Development

The development proposes to convert the existing stable building to a two-bedroom detached dwelling

6.2 The site is situated outside of the defined settlement boundary where the principle of the development is unacceptable, unless it is for an agricultural or forestry worker. However, the application site consists of previously developed land, including the proposed access which leads directly onto Grange Road. As such there are material planning considerations specific to the application site that would outweigh the 'catch all' in principle policy objection.

6.3 As demonstrated within Section 5.0 above the development does not result in any new build development, the proposal being for conversion of the existing stable building only. The area identified for private amenity space already exists as grassland and the areas identified for on-site parking, turning and access is already a hard stand area. The proposal therefore largely comprises of a land use change, for an identified need, rather than any new built form.

6.4 When the previously developed site is considered alongside the immediate characteristics of the immediate area, with existing residential development to the east coupled with the surrounding built development encompassing the application site immediately to the north there is no sound justification not to apply the other material planning considerations put forward. The redevelopment of this brownfield site would enable a small scale, two-bedroom dwelling to be created in an area that has an identified housing shortfall, with a specific shortfall in smaller accommodation.

6.5 The ability to confine the proposal solely to existing brownfield land, whilst meeting a direct local housing need, within an area with a recognised housing shortfall offers significant material planning considerations that weigh in favour of the proposal. What more the development would be a self-build conversion, enabling the applicants to meet their own housing needs in a modest, low-key manner with very minor impact on the existing character and appearance of the area.

6.6 **Character and Appearance**

Whilst the site lies outside of the settlement boundary the proposed application site and immediately adjoining land does not conform with a rural character. To the north is a small industrial style complex, whilst to the east and west are larger residential plots. Combined, along with the application site the immediate character is more built up and less rural in character.

6.7 The application site already has a number of buildings and hardstanding areas on site all of which would be retained on site as existing and used as either part of the residential conversion or retained in their current use to screen the development. The built form will therefore be largely retained as existing with minimal alteration to the existing character and appearance of the area.

6.8 As explained above there are a small number of detached residential dwellings in the immediate area, the introduction of an additional dwelling to meet an identified housing shortfall, in a low-key sympathetic manner, would not therefore be harmful to the character of the area in this instance. The ability to meet this provision without having to undertake any significant building work or site alteration weighs heavily in favour of the development proposal.

6.9 The aerial photographs and site images clearly demonstrate that the proposed two-bedroom dwelling, in place of the stables would sit comfortably within the previously developed site and the wider landscape. The fact that it has an existing vehicular access, with the ability for on-site parking and turning further supports the acceptability of the proposal.

6.10 **Residential Amenity**

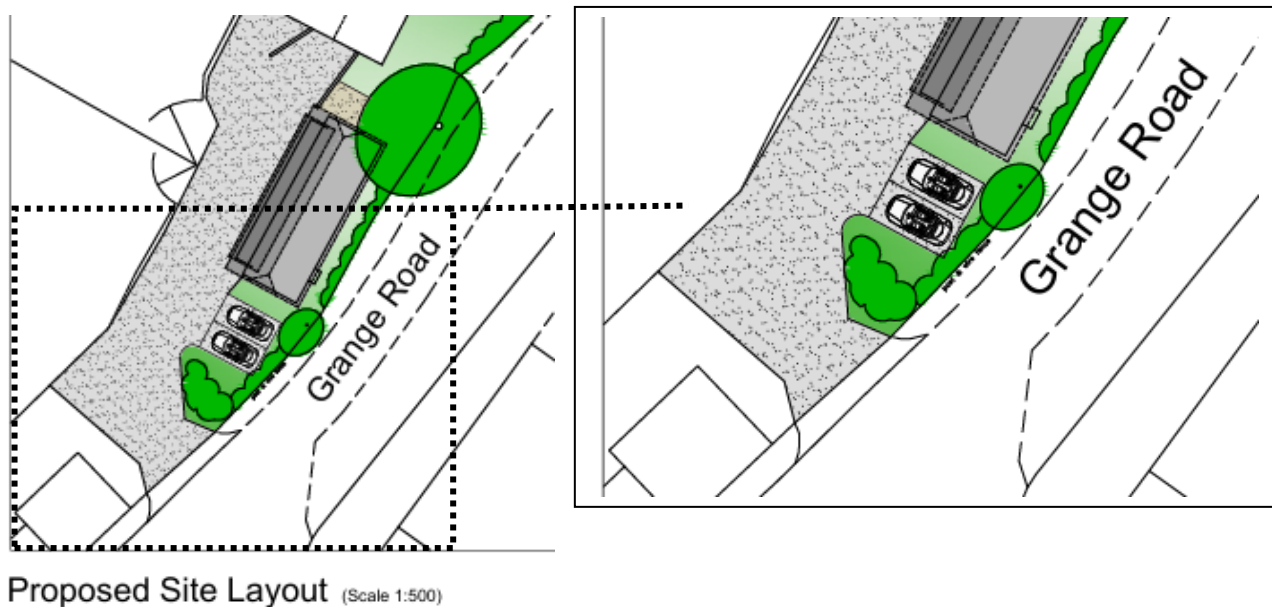
The proposed development is positioned well away from existing dwellings, with significant existing boundary screening in place, which will be retained. Further the development proposes a modest two-bedroom detached dwelling, by way of conversion, with the first-floor windows serving only the bedrooms and bathroom. As such the development would not give rise to any impact on the residential amenities of any existing neighbour.

6.11 **Highway Safety:**

The proposed development would utilise the existing vehicular access off of Grange Road. The development would not therefore require any new or improved vehicular access requirements.

6.12 The proposal offers on-site parking and turning for two vehicles, with the ability for vehicles to enter and leave the site in a forward gear. As such the development accords with the required parking standards and does not create any highway safety concerns.

6.13 The development also provides a secure cycle store for two bicycles ensuring the development offers a sustainable alternative to the private motor vehicle.



6.14 Full regard has been given to the highway policies of the local plan and the accompanying parking standards SPD. It is considered that the development makes appropriate provision for on-site parking for existing occupants and visitors as well as appropriate cycle provision. In addition, the development does not pose an increased risk to existing highway users or pedestrians above that of the existing development on-site.

6.15 **Trees and Ecology**

Minimal alterations are proposed to the existing structure and little changes are proposed for the site also. Therefore, none of the boundary planting is affected by the proposal and there is no adverse impact on ecology.

6.16 The proposed is accompanied by a preliminary ecological survey which should be read in conjunction with this statement and application. In summary however, the development does not give rise to matters of ecological importance and would not be harmful to existing trees of importance on-site, subject to the suggested mitigation measures within the reports.

6.17 **Need for Smaller Market Housing in Rural Areas**

Demographic shifts and housing needs in rural areas are experiencing significant changes, including an aging population, young professionals seeking affordable homes, and smaller households. The rise of single-person households, couples without children, and retirees looking to downsize demonstrates an increased demand for one- and two-bedroom units. Smaller homes can cater to these groups while promoting inclusivity and meeting diverse housing needs.

6.18 Smaller market housing is typically more affordable compared to larger family-sized homes, making it an attractive option for first-time buyers, low-income families, and older residents who wish to remain in their communities. In rural areas, housing affordability is critical to maintaining population levels and ensuring local communities thrive.

6.19 Policy DM19 (Affordable Housing) and Policy S1 (Sustainable Development), emphasise the importance of creating a diverse and balanced housing stock. The provision of smaller market housing addresses these policy goals, fulfilling the needs of underrepresented groups in rural areas and supporting sustainable development.

6.20 Smaller homes are ideal for individuals or couples looking to downsize, freeing up larger family homes for those who need them. This reduces under-occupancy and promotes a more efficient use of housing stock, creating a balanced housing market that meets the needs of all residents.

6.21 The availability of suitable housing for all demographics helps strengthen social ties within rural communities. Smaller homes enable older residents to remain close to their families and roots while allowing younger generations to settle locally, fostering intergenerational relationships and community resilience.

6.22 Policy DM29 - Dwellings with higher access standards

Policy DM29 requires all new residential development, including conversions, to provide safe, inclusive and convenient access for all users. The proposal meets this by providing a level, unobstructed approach route from the parking area to the principal entrance. The route will be surfaced in a firm, durable, non-slip material with a minimum clear width of 1.2 metres, ensuring accessibility for wheelchair users, pushchairs, and those with limited mobility.

6.23 Gradients will not exceed 1:20, and any transitions will be designed as flush thresholds, directly addressing DM29's requirement for step-free access.

6.24 In accordance with Policy DM29's expectation that entrances be usable by all occupants, the principal entrance will incorporate:

- A step-free threshold (maximum upstand 15 mm)
- A clear opening width of at least 850 mm
- External lighting to ensure safe access during low-light conditions

6.25 These measures align with the policy's requirement for inclusive design and support compliance with M4(1) accessible dwellings, which DM29 references as the baseline standard.

6.26 Policy DM29 requires development to facilitate safe movement for all users. The scheme provides, two dedicated on-site parking spaces located immediately adjacent to the dwelling. Each space has a minimum 3.3 m width to allow side transfer, a level, direct connection to the entrance route and clear turning space for manoeuvring. This ensures that the dwelling is accessible to residents and visitors with mobility impairments, directly satisfying DM29's requirement for convenient access.

6.27 Policy DM29 emphasises the need for dwellings to be designed to meet the needs of all users over time. The converted stable will provide step-free internal circulation throughout the ground floor, door widths and corridor widths meeting M4(1) minimum standards, a ground-floor WC sized to allow future adaptation and logical, unobstructed movement between living spaces. This ensures the dwelling is adaptable and capable of meeting changing needs, in line with DM29's inclusive design principles.

- 6.28 DM29 requires development to integrate safely with its surroundings. The proposal achieves this by providing safe pedestrian movement within the site, clear visibility splays and ensuring logical connection to the existing access network. This ensures the dwelling is accessible not only within its curtilage but also in its wider context, fulfilling DM29's requirement for safe and inclusive access beyond the immediate site.
- 6.29 The conversion of the stable to a two-bedroom dwelling fully accords with Policy DM29 by delivering a step-free, inclusive approach route, providing accessible parking and circulation, designing an entrance and internal layout consistent with national accessibility standards and ensuring safe and convenient movement within and beyond the site. The proposal therefore meets the policy's requirement for safe, inclusive, and adaptable access for all users, while respecting the building's rural character and ensuring long-term usability.

DESIGN AND ACCESS CONSIDERATIONS

7.0 SITE AND DEVELOPMENT:

7.1 The site comprises a 0.076 hectare parcel of previously developed land on the eastern side of Grange Road. While situated within designated countryside the site is a brownfield parcel of land, made up of an area of hardstand with a large barn a storage building and stable building. The site is accessed directly from Grange Road, a local distributor route connecting to Portsmouth Road (A3025) to the north.

7.2 The wider area comprises a combination of commercial units, storage yards, and low-density residential built form. The built structures are generally modest in scale, with a functional appearance typical of rural-edge commercial operations. The site is visually contained by existing buildings and boundary vegetation, which limits wider landscape impact.

7.3 Existing Development

The building proposed for conversion is a timber clad stable block with a lawful box dormer addition (LDC granted 15/09/2025). It is structurally capable of conversion and has a total floorspace of 131.6 m².

7.4 The structure is of modest scale, rural form, and sits within an established yard area with existing hardstanding.

8.0 OVERALL APPROACH:

8.1 The design retains the existing building envelope, preserving its rural character while enabling a functional residential layout. External alterations are minimal and limited to:

- Minor changes to ground floor fenestration
- Re use of existing openings where possible
- Sensitive detailing to maintain the building's agricultural appearance
- This approach ensures the development remains low key and sympathetic.

9.0 SCALE AND LAYOUT:

9.1 The internal layout provides:

- Ground floor - open plan kitchen/dining/living area, utility, hallway, WC
- First floor - two bedrooms and a bathroom

9.2 The dwelling sits entirely within the existing 131.6 square metre structure, with 203 metre square of private amenity area to the north and two parking spaces to the south.

9.3 No increase in footprint or height is proposed. The building's scale remains unchanged, ensuring no additional landscape impact.

10.0 MATERIALS AND APPEARANCE:

10.1 The existing timber cladding and tiled roof are retained. Any new windows or doors will be designed to complement the rural aesthetic and match existing materials. The appearance of the building and the site as a whole will largely be retained as existing.

11.0 LANDSCAPING:

11.1 The proposal retains all existing boundary vegetation. No trees are affected. The amenity 203 square metres of private amenity space will be grassed and enclosed by existing fencing and hedging, maintaining the rural character.

12.0 ACCESS AND CONNECTIVITY:

12.1 Vehicular Access

The existing vehicular access from Grange Road will be utilised. This access is suitable for the scale of development and will not require any alterations.

12.2 Parking Provision

The proposal includes two dedicated on-site parking spaces, with the ability to turn on-site, ensuring compliance with Eastleigh Borough Council's parking standards and providing convenient access for residents and visitors.

12.3 Cycle Storage

Secure cycle storage will be provided on-site to encourage sustainable transport options and support the Council's objectives for reducing car dependency.

12.4 Pedestrian Access

Safe pedestrian access will be ensured, with paths leading from the site entrance to the dwelling.

12.5 Accessibility Standards

The proposed chalet bungalow will be converted to meet accessibility standards, ensuring it is suitable for occupants with varying mobility needs, in accordance with part M of Building Control requirements.

13.0 SUSTAINABILITY

13.1 National and local planning policies encourage new development to be sustainable. This includes matters of location, sustainable methods of construction and ecology. In this instance the design incorporates energy-efficient features, including modern insulation and water conservation measures, aligning with sustainable development principles.

14.0 CONCLUSION

14.1 The proposed development represents a well-considered and sustainable conversion of an existing building on previously developed land. It enhances the site's utility and appearance while respecting its countryside location and residential character. The inclusion of two on-site parking spaces and secure cycle storage further contributes to the functionality of the site and supports sustainable transport options. The design is constricted to that of the existing stable building, but ensures it reflects that of a countryside appearance. It will nonetheless deliver a modern, energy-efficient dwelling that meets the needs of future occupants, whilst contributing positively to the local area and meeting an identified housing need, particularly for small scale market housing.

14.2 The local planning authority is therefore respectfully requested to grant planning permission for the proposed redevelopment of this previously developed site.

This is to enable the applicants to meet their own identified housing need within the Borough where the local authority has accepted it cannot deliver.