

DELEGATED OFFICER REPORT:**Application Ref:** F/26/101399**Site Address:** PINWOOD REST HOME, 34 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EX**Case Officer:** Clare Martin**Description:** Change of use of existing care home (C2 use class) to 3no. three bed terraced dwellings (C3 use class) with replacement single storey rear extension, external alterations, extension of drop kerb from Telegraph Road and associated works.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Solent mitigation and disturbance zone • Within New Forest mitigation and disturbance zone • Nutrient neutrality		

Planning History?	Yes ☒	No ☐
• Z/35935/002 – Construction of ramped access and porch – Permitted (May 2002) • Z/19157/002 – Approval given under the registered homes act of a decrease in the number of residents from 14 to 7 under category 1 old age – Permitted by Hampshire County Council (December 1999)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 letter of support and 1 comments letter:</u> • Pleased to see investment into the property that has been poorly maintained for many years. Would like the drainage issues to be addressed, render repaired and building modernised. • The site has two large chestnut trees, which overhang the garden of no.11. The trees appear to be dead and decaying and one of the branches has fallen into the neighbour's property. They would like a condition requiring the dead/ dying tree to be removed. <u>Local Planning Authority Response</u> Comments are noted. However, while sympathetic to the neighbours' concerns, the removal of the existing tree falls outside of the scope of the planning application.		
Highway Officer (HCC):	<u>No objection</u> – providing the access arrangement is amended as the dropped kerb exceeds the maximum 12m length. Instead, two dropped kerbs can be created separated by inserting a riser kerb split. This can be achieved by pushing the car parking for the southern most plot further south. The amended access plan should be approved as part of the application and then secured via condition.		

	The work to create a dropped kerb will also require separate permission from Hampshire County Council as highway authority.
Ecology Officer:	<u>Protected Species - Comment</u> This site is in an amber impact risk zone for great crested newts. There are records of bats, hedgehogs, badgers and reptiles (slow worms, sand lizards, common lizards, grass snakes and adders) near this site. There are no suitable ponds within 500 m that would provide aquatic habitat for great crested newts. <i>Renovation/ building works</i> As explained in the Protected Species Statement by King Architecture and Design, the limited nature of the external works to the building will not affect any potential bat roost features, however the vegetation on site could provide suitable habitat for nesting birds, hedgehogs and reptiles. <i>Dropped Kerb</i> A review of the photos submitted and aerial photos on Google maps shows that the site is separated from Telegraph Woods by Telegraph Road and the large paved front car park. There is some vegetation at the front of the building which could provide habitat for nesting birds. I have no ecological objection to extension of the dropped kerb from Telegraph Road. <i>Site Clearance</i> The rear gardens are part of a green corridor that runs behind the row of houses and could provide habitat for hedgehogs, nesting birds, foraging and commuting bats and reptiles. A precautionary working method for garden clearance will be required. If any protected species are found, all work must stop and a suitably qualified ecologist must be contacted for advice. <i>Conditions/ Informatives</i> - Stop work if bats found - Biodiversity enhancements - Clearance outside of bird nesting season - Precautionary working methods statement to prevent harm to wildlife
Parish Council:	No response provided

Site Visit:	Yes ☒	No ☐
Details: Carried out 17 th June 2026.		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 (sustainable development), S2 (approach to development) and S3 (location of new housing);
- Development Management: Policies DM1 (general development), DM2 (environmentally sustainable development), DM3 (climate change), DM10 (water and waste water), DM11 (nature conservation), DM13 (access), DM14 (parking), and DM30 (internal space standards).

Supplementary Planning Documents:

Quality Places; Parking Standards; Character Area Appraisals.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Visual and residential amenity

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting) both in itself and in relation to adjoining buildings, spaces and views. The policy also requires that development does not have an unacceptable impact upon amenities of existing residents (particularly in terms of loss of light, outlook or overlooking).

The proposal is to convert the existing building, which was previously used as a care home, into 3no. three bed houses. The conversion requires limited external works, comprising the replacement of the existing rear conservatory with a single storey extension of similar proportions, reorganising the rear steps to serve each property and extending the existing dropped kerb. The minor work will not result in a significant change in the properties appearance or have an unacceptable impact upon the amenity of existing residents.

Living accommodation

Policies DM1 & DM30 requires all new dwellings to provide a good living environment for their future residents and to meet the Nationally Described Space Standards. In terms of external amenity space, Quality Places SPD requires all new residential developments to provide an outdoor amenity space of at least 60% of the dwellings floor space.

All the proposed three bed houses meet the nationally described internal space standards. The windows to the main rooms are at the front and rear where they will have a reasonable outlook and daylighting.

Each dwelling has stairs from the rear terraced down to their own garden. The gardens are west facing where they will receive afternoon/ evening sunlight and are of a size that meets the Council's amenity space requirements. Although there will be some level of overlooking between the small rear terraces and into neighbouring gardens, this is not unreasonable given that the new residents will know this from the outset.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network. Policy DM14 requires an appropriate level of car parking be provided in accordance with the Council's adopted standards, including the provision of two usable on-site car parking spaces for each dwelling.

The proposal meets this standard as each property has two car parking spaces on its frontage. Access is provided from Telegraph Road by extending the existing dropped kerb. Amended plans have been received, splitting the dropped kerb into two sections as its proposed length originally exceeded the 12m limit.

Ecology

Policy DM11 states that development will not be permitted if it is likely to have a direct or indirect adverse effect on priority habitats, protected or priority species. As advised by the

There are records of protected species within the locality and so a protected species statement has been provided. This document has been reviewed by the Ecology Officer, who considers that the proposal will not have a significant impact on priority habitats, protected or priority species, subject to securing the precautionary working methods statement and controlling site clearance to protect nesting birds.

Biodiversity Net Gain

The National Planning Policy Framework requires all new dwellings to demonstrate a 10% biodiversity net gain (unless it qualifies for an exemption). Policy DM11 covers all new development and requires the Council to promote the net gain of biodiversity through the protection, enhancement and connection of existing provisions and new habitats.

In this case, the building conversion would affect under 25m² of non-priority onsite habitat and less than 5m of non-priority limited habitat. As such the scheme benefits from the de-minimis exempt and does not have to demonstrate a 10% biodiversity net gain. However, in line with Policy DM11 the scheme will provide ecological enhancement in the form of bat and bird boxes that are shown on the approved plans.

Impact of SPA:

Recreational Disturbance

The site is within both the 5.6km catchment area for the Solent Special Protection Area and Ramsar Site and the 13.8km catchment area for the New Forest Special Protection Area. It is recognised that new housing developments within these catchment areas are likely to result in additional visitors to the protected sites. In order to mitigate for this impact the developer has paid a contribution towards the Solent Recreation Mitigation Strategy (which manages visitors to the coastline) and the Council's New Forest Mitigation Strategy (which provides Suitable Alternative Natural Green Spaces within the borough and funds a ranger post within the New Forest).

Nutrients

The site is within the impact zone for nitrogen, which has been shown to have a determinantal impact on the water quality of the Southampton and Solent Water Special Protection Area. A nutrient budget has been submitted for the development showing a positive output for nitrogen. The Applicant intends to use the Eastleigh Borough Council scheme to mitigate for these increases and this will be secured by a pre- occupation condition.

Appropriate Assessment and Conclusion

An appropriate assessment (under the habitat regulations legislation) has been completed for the development. This concludes that the proposal, with the above mitigation, should not have a likely significant impact upon the special protection areas i.e. the Solent and Southampton Water SPA, SAC and Ramsar Site & The New Forest SPA, SAC and Ramsar Site.

Natural England has reviewed the appropriate assessment and accepted the nitrogen mitigation strategy and the Solent Recreation Mitigation Strategy but have objected to the Council's New Forest Mitigation Strategy. However, the Local Planning Authority, as competent authority, is content that the New Forest Migration Strategy is acceptable and delivers the appropriate levels of mitigation. The formal twenty-one-day notification of permission has been given to Natural England and this has now expired.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. 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.

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		