



HOUSEHOLDER PLANNING APPLICATION · EASTLEIGH BOROUGH COUNCIL

Conversion of Integral Garage to Extend Existing Kitchen

48 Longmead Avenue, Bishopstoke,
Eastleigh, SO50 6EL

APPLICANT

Mr B. Denham

LOCAL PLANNING AUTHORITY

Eastleigh Borough Council

PREPARED BY

MC Architectural Design Ltd

DATE

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PREPARED FOR PLANNING SUBMISSION

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01**INTRODUCTION**

This planning statement supports a householder application to convert the integral garage at 48 Longmead Avenue into an extension to the existing kitchen. Planning permission is needed because **Condition 3 of Decision Notice F/05/53065** — attached to the 2005 two-storey side extension — removed permitted development rights for this type of conversion. A Lawful Development Certificate application was previously refused on that procedural basis; parking provision was not assessed at that stage.

Parking provision is the only material planning consideration. This statement sets out why the proposals comply with Eastleigh Borough Council's adopted policies and are consistent with recent officer decisions across the Borough.

02**SITE CONTEXT**

The property is a four-bedroom semi-detached house with two driveway parking spaces to the front. Longmead Avenue is a residential street with unrestricted on-street parking along its length. The integral garage measures 2.8m wide × 4.7m deep internally — dimensions recorded and annotated on the submitted drawings (refer to Drawing 01.01 Rev A — Location Plan and Drawing 02.02 Rev B — Block Plan; see Appendices A and B).

03**PLANNING HISTORY**

- F/05/53065 — Two-storey side extension, 2005. Condition 3 restricts garage conversion without prior LPA written consent.
- H/18/83358 — Garage conversion at 30 Longmead Avenue: approved 2018 with no parking condition attached.
- F/10/66762 — Application at 62 Longmead Avenue: approved 2010. Same street context.

04**PLANNING POLICY**

Policy DM14 of the Eastleigh Local Plan 2016–2036 requires off-road parking to meet the Council's adopted Parking Standards SPD. **Table 3 of the Parking Standards SPD (September 2025)** sets a requirement of three off-road spaces for a four-bedroom dwelling. Note 3 of Table 3 is key: garages do not normally count as parking spaces. To count, a garage must meet the SPD's minimum internal dimensions of 3.2m × 6.0m.

05**ASSESSMENT AGAINST POLICY****5.1 Garage Dimensions**

The garage has been measured on site and the dimensions annotated on the submitted drawings (**Drawing 02.01 Rev B** — Existing Block Plan; Appendix B). It falls short of the SPD minimum on both width and depth:

Dimension	SPD Minimum	Existing Garage	Compliant?
Width	3.2 m	2.8 m	X
Depth	6.0 m	4.7 m	X

The garage does not meet the SPD's minimum dimensions and cannot be counted as a compliant parking space. The two driveway spaces are the only compliant provision — both before and after the conversion. The proposals make no change to compliant off-road parking provision at the property.

Eastleigh officers have applied the same approach in:

- H/25/100293 — 130 Park Road, Chandler's Ford (4-bed, garage 2.2m wide): approved June 2025 despite a specific parking objection from a neighbour. Officer excluded the undersized garage from the count on width grounds alone.
- H/25/98969 — 5 Upper Mead Close, Fair Oak (4-bed, garage below minimum depth): approved 2025. Existing parking arrangements treated as wholly unaffected.

5.2 No Additional Bedrooms

The conversion does not add any bedrooms. The property remains four-bedrooms and parking demand is unchanged. This has been a consistent factor in comparable approved decisions — where bedroom numbers stay the same, the parking requirement does too.

5.3 On-Street Parking Capacity

Longmead Avenue has unrestricted on-street parking along its length. Any incidental use of kerbside parking would cause no harm to highway safety — a position the Council has accepted in:

- H/25/100599 — 76 Cleverley Rise, Bursledon (4-bed): a shortfall of one space was acknowledged by the officer, who approved on the basis that "estate roads don't restrict on-street parking, so any overspill to on-road parking can occur without harming highway safety."

- H/25/99213 — 14 Oram Way, West End (4-bed): two garage spaces lost, two driveway spaces retained, garage door replaced with window. Approved on street-capacity grounds.

5.4 Contrary Decisions Distinguished

The refusals at **H/23/95772** (39 Mead Lane) and **H/24/97651** (38 Bamber Close) arose because officers counted the garage as a parking space without recording its internal dimensions. Here, the dimensions have been measured on site, clearly recorded, and annotated on the submitted drawings (Appendix C). There is no reduction in compliant provision — because the garage has never counted as one.

The dismissed appeal at Mescott Meadows (**APP/W1715/D/24/3358200**) is different: the garage in that case was needed to meet the parking standard and losing it created a genuine shortfall. At this property, the garage has never met the SPD's dimensional requirements and the two driveway spaces have always been the full extent of compliant provision.

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CONCLUSION

The proposed conversion does not reduce compliant off-road parking at the property. The integral garage (2.8m × 4.7m) has never met the SPD's dimensional standard of 3.2m × 6.0m and has never properly counted as a space. Both driveway spaces remain in place and unaffected. No additional bedrooms are created and parking demand does not change.

The application complies with **Policy DM14** of the Eastleigh Local Plan 2016–2036 and the **Parking Standards SPD (September 2025)**, and is consistent with comparable officer decisions across the Borough.

Planning permission should be granted.



APPENDIX B

BLOCK PLAN & ROOF PLAN · Drawing 02.02 Rev B



Drawing 02.02 Rev B · Scale: 1:200 @ A3 · Client: Mr Ben Denham · 11 August 2026

APPENDIX C

EXISTING & PROPOSED PLANS & ELEVATIONS · Drawing 03.01 Rev B



Drawing 03.01 Rev B · Scale: 1:50/100 @ A1 · Client: Mr Ben Denham · 11 August 2026