

Erection of single storey extension, demolition of double garage and timber outbuildings and erection of new replacement outbuilding, and change of use of dwelling to provide 5 self-contained units for use as supported living by adults with learning difficulties

Rose Cottage Residential Care Home
Grange Road
Bursledon
Southampton
SO31 8GD

DESIGN, ACCESS AND PLANNING STATEMENT

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BSc Hons Dip TP MRTPI



Client: Wessex Regional Care Ltd

Date: August 2026

Ref: E-507-NM

Southern Planning Practice Ltd

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1.0 Introduction

- 1.1 Southern Planning Practice Ltd is instructed by Wessex Regional Care Ltd to apply for planning permission for the 'Erection of single storey extension, demolition of double garage and timber outbuildings and erection of new replacement outbuilding, and change of use of dwelling to provide 5 self-contained units for use as supported living by adults with learning difficulties' at Rose Cottage Residential Care Home, Grange Road, Bursledon, Southampton, SO31 8GD
- 1.2 Wessex Regional Care is an established registered provider of domiciliary care and supported living services operating within Southampton and Hampshire since 1998. They offer a range of support services to adults aged over 18, including those with complex needs or challenging behaviour.
- 1.3 A lawful development certificate was granted in 2004 for the use of Rose Cottage as supported living under Use Class C3(b) for up to 4 adults. The property was subsequently used for this purpose, although is not currently occupied and is being utilised as occasional offices and for staff training.
- 1.4 Planning permission was granted to extend the property to provide 3 additional bedrooms in 2009 (F/09/65911), as well as replace the garage with a single storey office / reception building in 2011 (F/11/70059). Although neither of these permissions were implemented at the time.
- 1.5 Individuals with learning difficulties with more complex needs sometimes struggle to live in shared households due to their challenging behaviours. There is, therefore, growing demand for properties which are able to provide self-contained units of accommodation, so that the service users have their own space and can spend time on their own, but still have the opportunity to mix and integrate with other service users when they are able to.
- 1.6 The provision of small group homes providing supporting living accommodation remains an important part of the Government's community care policy, which enables disabled and mentally disordered people to live as normal lives as possible in touch with the community.
- 1.7 Rose Cottage has already previously been used as supported living, with planning permission to extend the property to a total of 6 bedrooms. It is therefore well suited to providing supporting living to individuals requiring their own separate accommodation units as part of a shared layout.
- 1.8 The property is located between Southampton and Bursledon. It has good public transport links – there is a bus stop on Portsmouth Road just outside the site, with regular services between Southampton. So has very good accessibility.

- 1.9 It occupies a corner plot which is well screened and situated next to a business site (storage and distribution). It is also adjacent to Portsmouth Road, a well-used arterial route into Southampton which can experience high volumes of traffic.
- 1.10 The property is situated within a Settlement Gap. However, the previous grants of planning permission to extend the property in 2009 and 2011 (which were not implemented) were assessed not to functionally or physically diminish the gap. As the proposal would be of a similar form and volume, the same considerations would also apply to this proposal.
- 1.11 This statement sets out the justification for the proposal with regards to the relevant local and national planning policies and demonstrates that it would be an acceptable form of development within the context of the site and the surrounding area.
- 1.11 The application submission comprises the following plans and documents:

Site Location Plan	E-NM-507.01
Block Plan (Existing)	E-NM-507.03
Ground Floor Plan (Existing)	E-NM-507.04
Dwelling - Elevations (Existing)	E-NM-507.05
Garage - Elevations and Floor Plan (Existing)	E-NM-507.06
Outbuildings - Elevations (Existing)	E-NM-507.07
Site Plan (Proposed)	E-NM-507.08A
Ground Floor Plan (Proposed)	E-NM-507.09
Roof Plan (Proposed)	E-NM-507.10
Dwelling – Elevations (Proposed)	E-NM-507.11
Replacement Outbuilding – Elevations (Proposed)	E-NM-507.12
Bat Survey Report (prepared by N Windebank, SPP Ecologist)	

2.0 Site and surroundings

- 2.1 The application site is situated midway between Southampton and Bursledon, on the corner of Portsmouth Road (A225) and Grange Road.

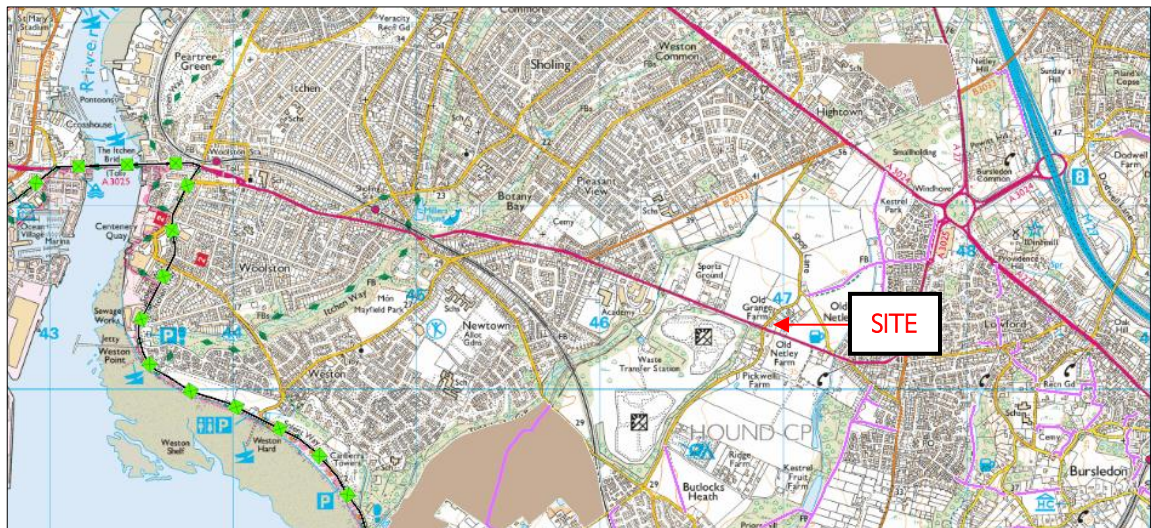


Fig. 1 – Location map

- 2.2 It comprises a single storey dwelling set within a 0.14 ha plot, which is enclosed on 3 sides by established hedging providing a secure garden environment. To the front are large areas of hardstanding and a mono pitch double garage. In the rear garden there are two timber outbuildings (see photos overleaf).
- 2.3 The surrounding area is generally flat, comprising countryside, with small clusters of buildings, including a few individual dwellings and business premises. Adjacent to the property is an industrial site (DNS Stones LTD – Paving material supplier) that abuts the site on two sides.



Site Photos:





- 2.4 There are bus stops on Portsmouth Road, just outside property, accessed via a pavement with streetlights, where there is a regular bus service (approx. every 20 mins) between Southampton and Portsmouth (X4 / X5), providing easy access to Sholing, Bursledon, Fareham, Park Gate, Southampton City Centre and Portsmouth.



Bus stops, pavement and streetlights along Portsmouth Road (outside the site) – looking east



Bus stops, pavement and streetlights along Portsmouth Road (outside the site) – looking west

- 2.5 The Plough Inn and Sholing Football Ground are nearby, both of which are accessible on foot (via the pavement).

3.0 Planning History

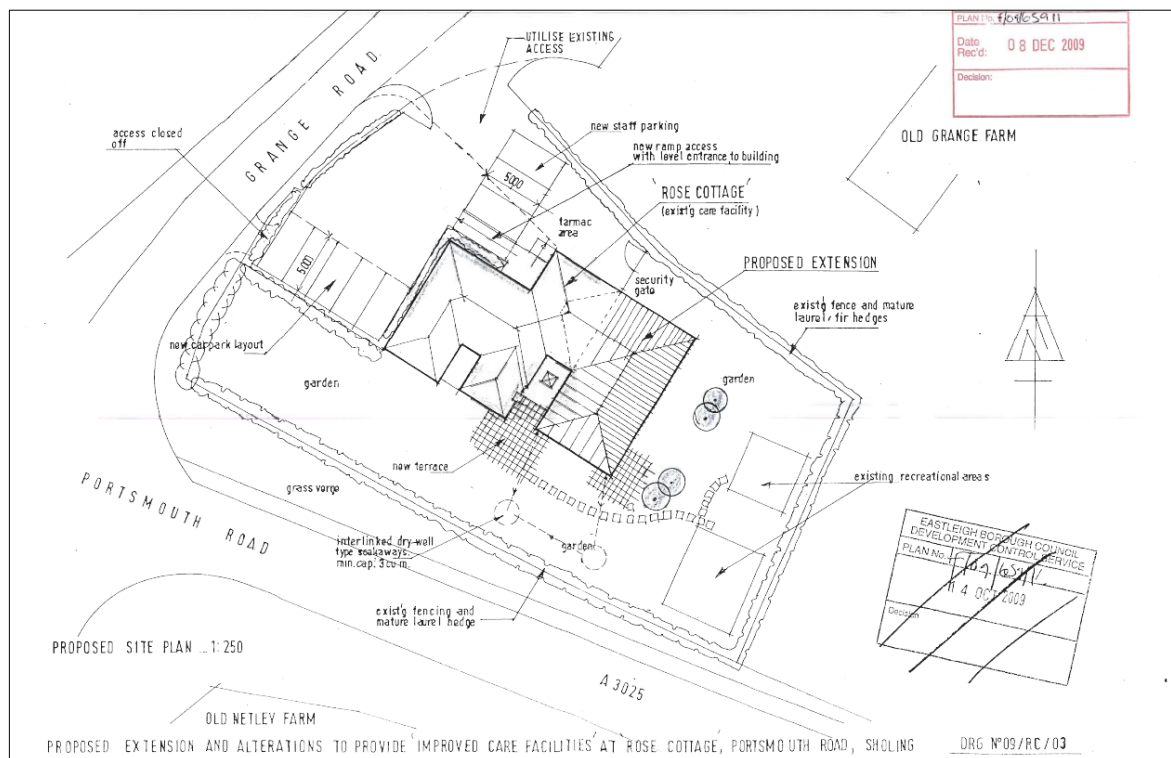
3.1 The previous planning history of the property is as follows:

U/04/51676	Certificate of lawfulness for a proposed use as a care home for 4 no. adults with learning difficulties with overnight accommodation for care worker	Granted;
F/09/65911*	Roof alterations & single storey rear extension to residential care home to provide 3no. Additional bedrooms & a quiet lounge with provision of access ramp to front	Approved; 09.12.2009
F/11/70059*	Detached single storey building for use as reception/meeting room, following demolition of existing detached building	Approved;

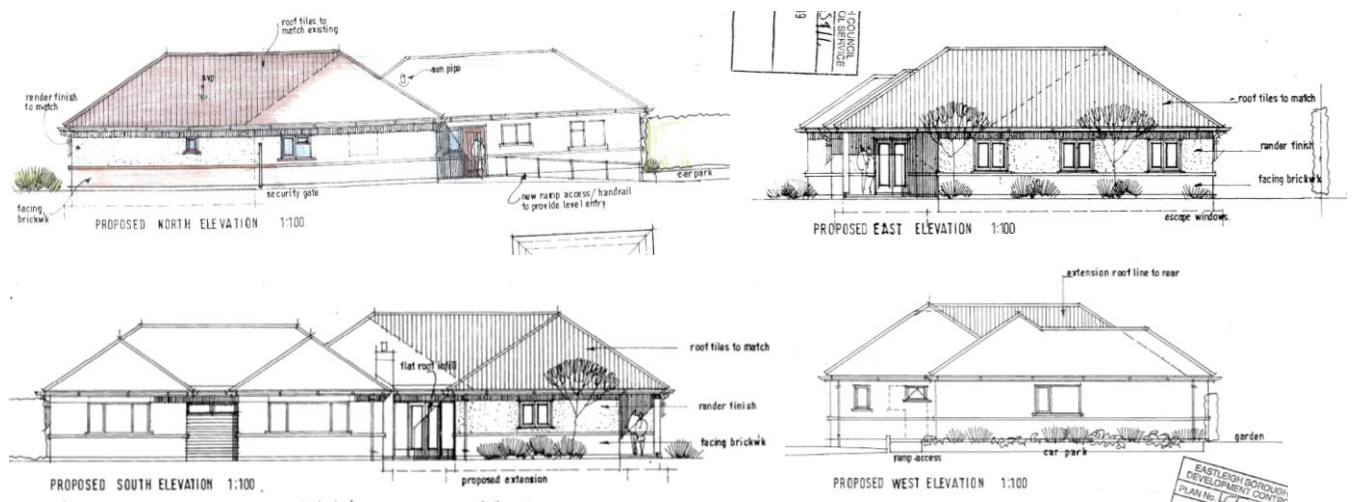
*Not implemented.

3.2 The extension approved under F/09/65911 was to provide an additional 3 bedrooms and a quiet lounge. The proposed extension was large – see site layout and elevations below.

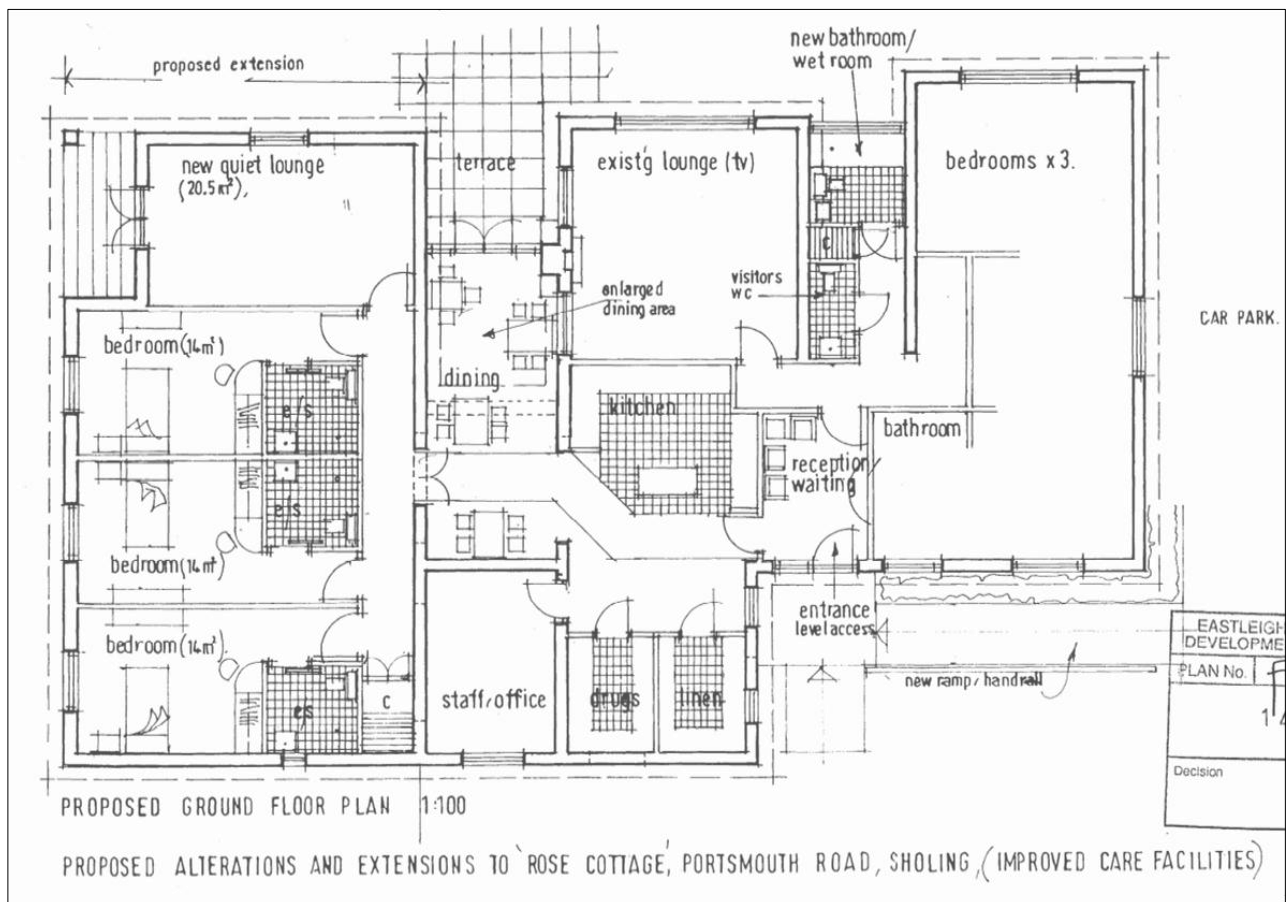
F/09/65911 – Approved layout



F/09/65911 – Approved elevations:



F/09/65911 – Approved floor plan:



3.3 The case officers report for F/09/65911 states as follows

The site lies within the countryside and the strategic gap, a short distance west of Bursledon. On two sides it is adjoined by an industrial site. The property is a bungalow that has already been extended. It is now a residential care home understood to be used for the care of people with autism. It is relatively unobtrusive, being surrounded with quite substantial hedges. The proposal is for a further large singlestorey extension which would increase the floor area by around 56%, and occupancy from 4 to 7 individuals.

Other material considerations

The proposal increases provision for those in need of a particular form of residential care.

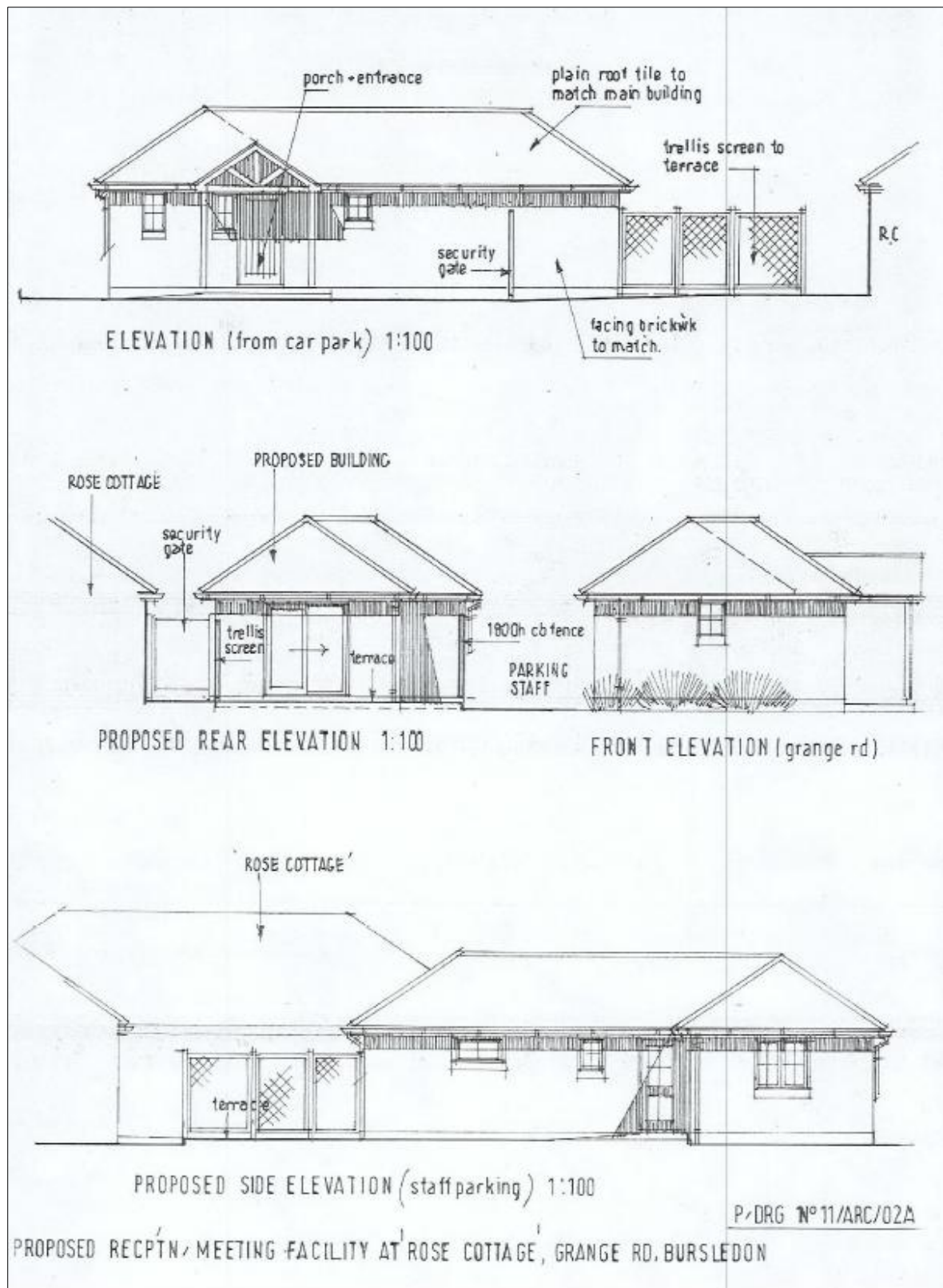
Conclusion

The proposal is contrary to policies for the protection of the countryside and the strategic gap. However, there are mitigating circumstances in this instance that suggest an exception to these policies can be made, as follows:

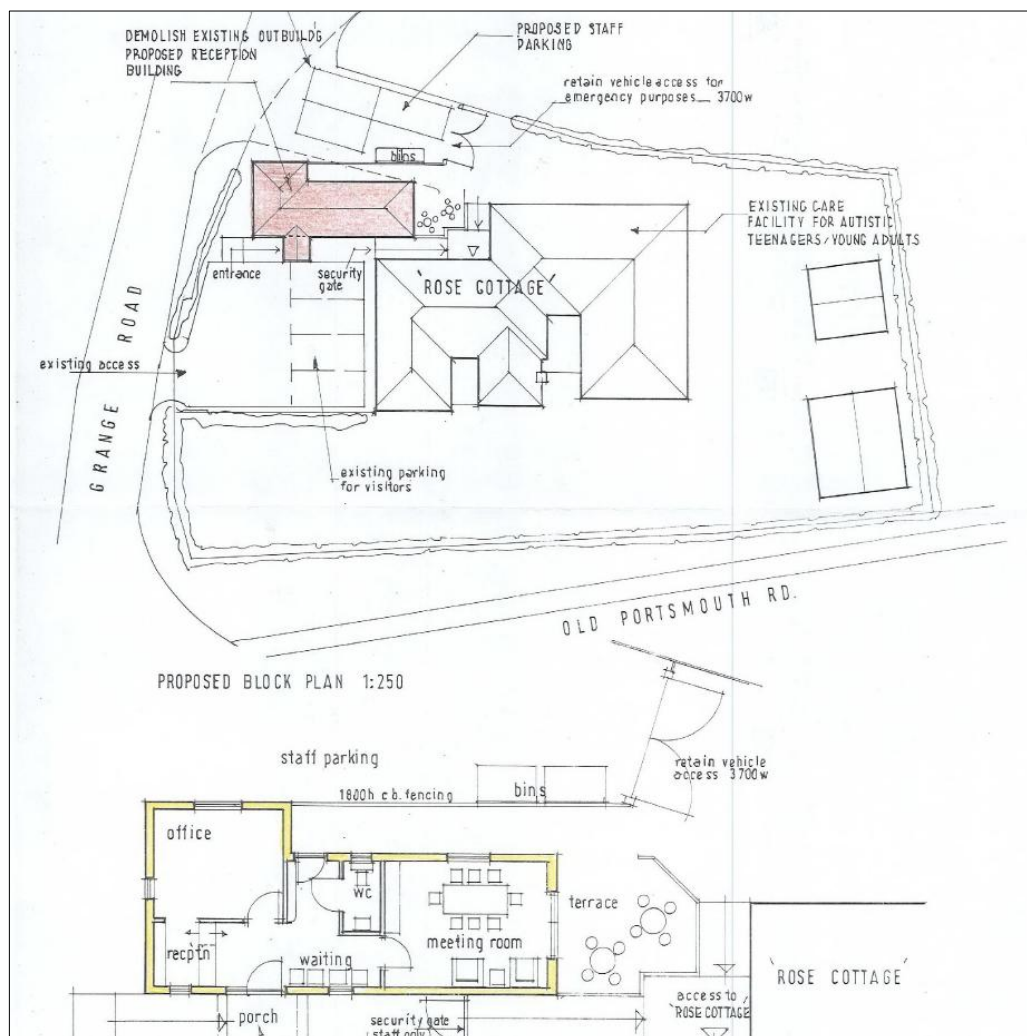
- (i) the extent of development already permitted in this immediate vicinity. The proposed extension is not likely to add significantly to the physical or visual impact of buildings within this area;**
- (ii) the proposal increases provision to meet particular residential care needs;**
- (iii) the principle of this use has already been accepted in this location. The design of the parking area and bin store needs further consideration and on this basis a holding objection is raised pending further negotiation on the details of the scheme.**

3.4 The detached single storey building approved under F/11/70059 was also a sizeable structure, which would have also been in addition to the extension permitted under F/09/65911. The approved elevations and floor plan are shown overleaf:

F/11/70059 – Approved elevations:



F/11/70059 – Approved site and floor plan:



3.5 The case officers report states as follows:

Visual and Physical Impact upon the Countryside

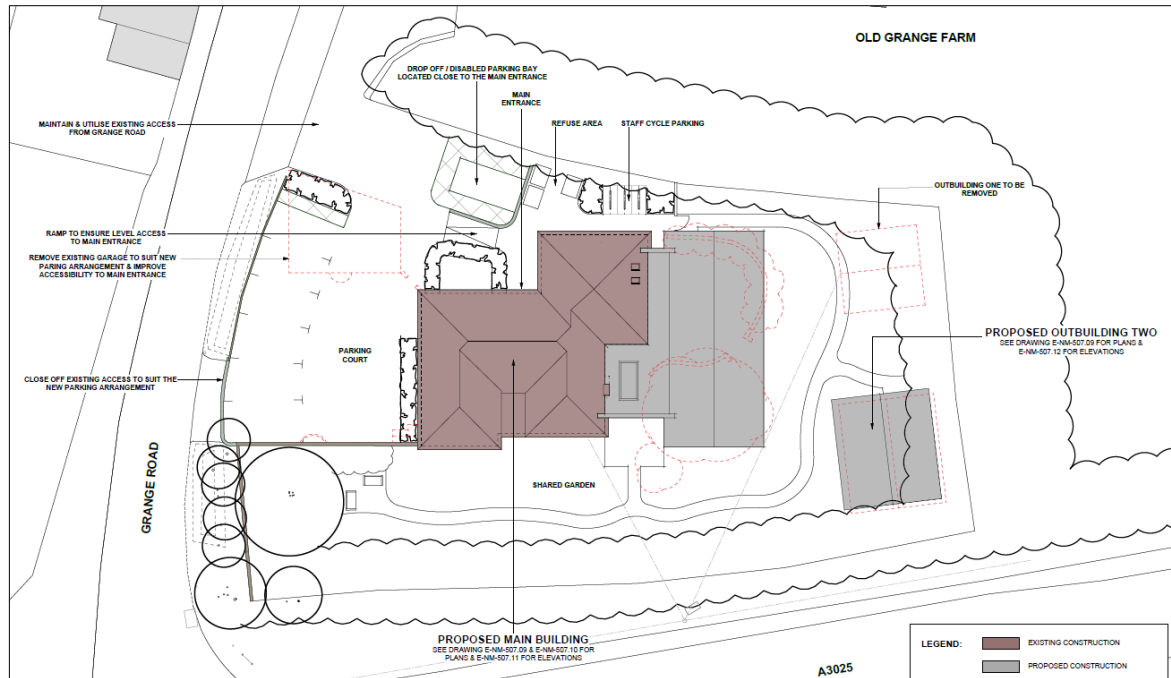
Most of the site is visually contained by screening along its boundaries principally in the form of mature hedging. Nevertheless the proposed building would be visible through the existing access into the site which is proposed to be retained as part of this application. The building would replace a detached flat roof garage which the agent has indicated has a height of 2.7m and the replacement building whilst having a larger footprint would have a ridge height of 2.5m and as such it is considered that the impact of the replacement building upon the countryside will not be harmful. Furthermore the materials and design of the existing building are poor and do not relate well to the principal building on site. The proposed development would represent a significant improvement in this respect.

Strategic Gap

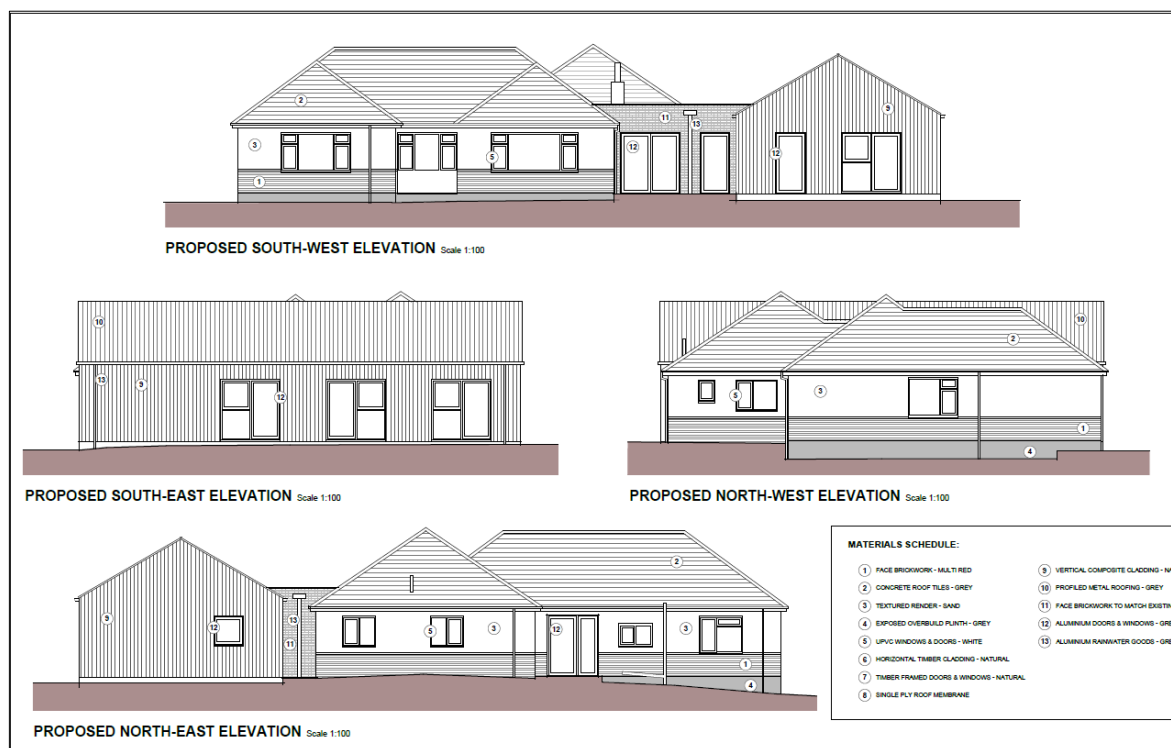
As noted above, the site is fairly well contained by screening and the addition of the proposed building, replacing an existing single storey garage as it does, would not materially or significantly diminish the strategic gap and as such the development is considered to be in accordance with policy 2.CO of the Eastleigh Borough Local Plan Review (2006).

4.0 Proposal

- 4.1 Planning permission is sought to alter and extend the property and change its use from a C3(b) dwelling (i.e. for up to 4 residents living together as a single household and receiving care) to 5 self-contained living units also for supported living, i.e. 5 individuals with learning difficulties and receiving care.
- 4.2 The residents will be adults (over the age of 18) with severe autism or learning difficulties who may not be able, or suited, to living in a C3(b) shared household with other individuals and therefore require separate living accommodation instead, albeit as part of a single shared premises. So, there would still be opportunity to interact with other residents, e.g. within the communal lounge and garden area.
- 4.3 The minimum staff support ratio would be 1:1, although 2:1 can be required for individuals with higher acuity / care needs. Less staff are needed at night whilst the individuals are sleeping. Support staff would be non-resident.
- 4.4 The care provided by the support staff operates in a supervisory capacity, i.e. helping the individuals with their personal hygiene and dressing, helping them to manage their medication and also money and bills, helping them undertake daily tasks such as cleaning and preparing healthy meals, and accompanying them to appointments and external trips out to the shops, etc.
- 4.5 Each resident would have their own dedicated support staff. There would be a central office and staff room where staff can take breaks, catch up on their paperwork and meet with colleagues.
- 4.6 The garden area would be communal / shared. There is also a shared lounge / garden room.
- 4.7 The care support provided would be 24 hours a day, over two 12 hour shifts. Staff changeovers usually take place in the morning (between 7am – 9am) and in the evening (between 7pm - 9pm). An Area Manager would also visit the property several times a week.
- 4.8 The proposed single storey extension would be at the rear of the property in a similar location to the extension that was permitted in 2009, although would be in a slightly different form, being a more contemporary appearance, with gable ends and pitched roof. The external walls would be finished in a composite cladding (natural wood effect).



Proposed site plan



Proposed elevations

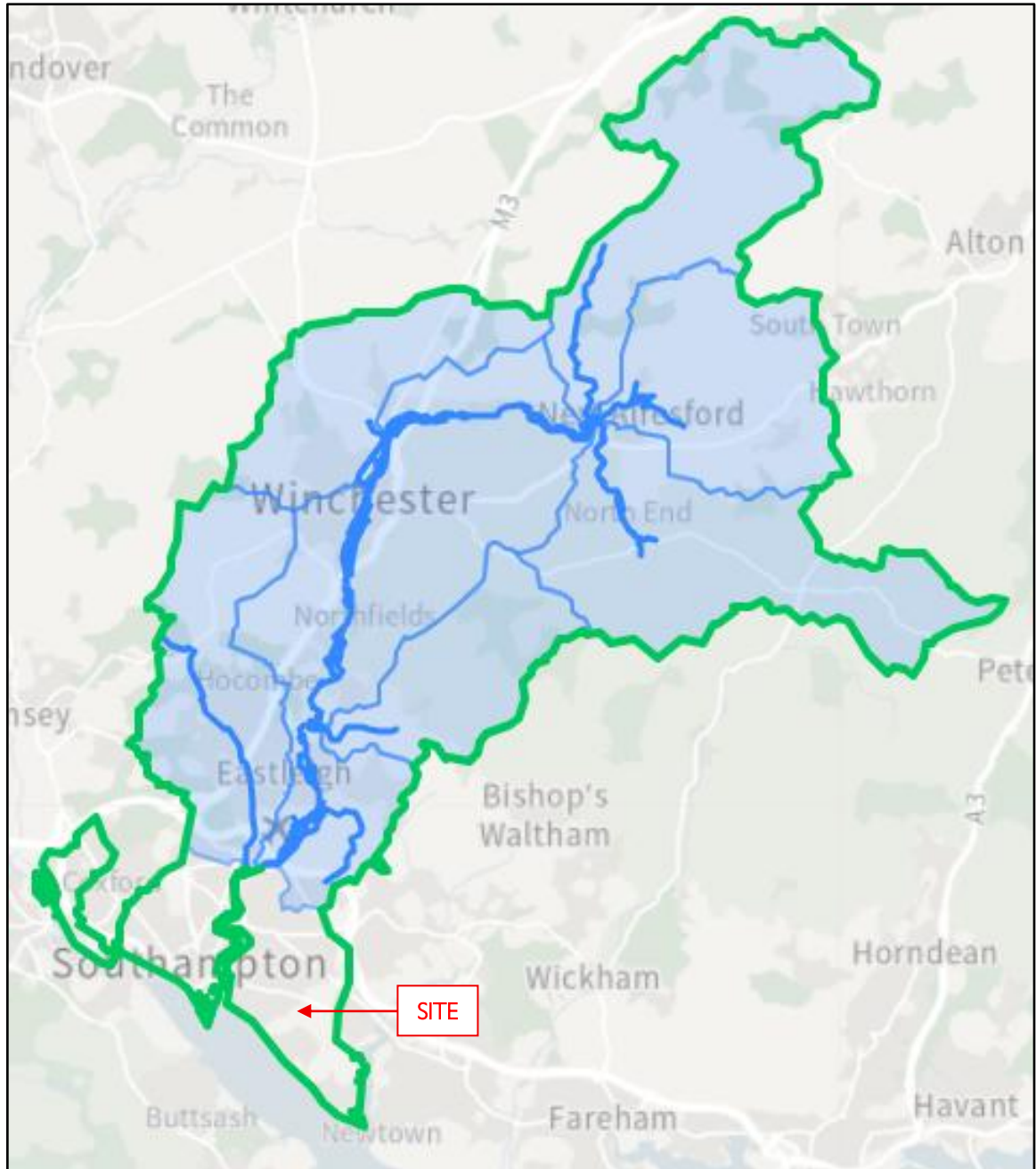
- 4.9 The shallow pitched double garage at the front of the property will be demolished in order to provide a larger parking and turning area. One of the two existing entrances will also be stopped up. A total of 7 parking spaces will be provided (including a disabled space).

- 4.10 The two existing timber outbuildings at the rear of the property will be demolished, with a new replacement outbuilding constructed for use a single self-contained unit. External materials will also be composite cladding (natural wood effect) to match the materials on the proposed extension.



Drainage / Nutrient Neutrality

- 4.11 The property is situated within the Solent Marine catchment and Itchen operational catchment, although is not within a water body of the River Itchen catchment. (see map overleaf). For the purpose of Nutrient Neutrality, only the Solent Marine catchment area would be affected. Only nitrate therefore needs to be assessed and potentially mitigated.
- 4.12 The property is not on main drains. A package treatment plant was installed approximately 5 years ago.
- 4.13 Properties in C3(b) use can accommodate up to 6 adults living together as a shared household. The proposal is for 5 self-contained units (for 5 adults). So would result in a net reduction in occupancy.
- 4.14 As such, the proposal would not result in a surplus of nitrogen and would therefore be nutrient neutral.
- 4.15 Surface water run-off will be via soakaways.



Map showing the Itchen Operational Catchment

Ecology / BNG

- 4.16 The site comprises maintained lawn and hedging, commensurate with that of a residential dwelling. There is, therefore, very little in the way of ecology or ecological merit and the primary features, i.e. the established hedging around the boundaries, will all remain in situ.
- 4.17 As the site area is less than 0.2 hectares (and no priority habitats will be impacted by the development), it is exempt from BNG under the recently updated BNG guidance.

Bats

- 4.18 A Preliminary Roost Assessment was carried out by SPP Ecologist, N Windebank, who determined that the dwelling and garage had Low and Moderate potential, respectively, for roosting bats.
- 4.19 Emergence surveys were recommended and these took place in May and June 2026. The enclosed bat survey report, prepared by SPP Ecologist, N Windebank confirms that:
- No bats were found roosting in the property or garage during the surveys
 - Moderate foraging and commuting activity was observed (mainly involving Common and Soprano Pipistrelles and Noctules).
- 4.20 The report recommends that:
- The existing boundary hedgerows are retained and protected;
 - Construction works should take place during daylight hours to prevent the need for any additional lighting.
 - All new lighting must be approved by the Local Planning Authority and should be designed to follow the Institute of Lighting Professionals (ILP) and Bat Conservation Trust Guidance Note 08/23: Bats and Artificial Lighting at Night.
 - A new bat box or bat tile to be incorporated into the development proposals
 - Any new roof membranes must have passed a 'snagging propensity test' (confirmation certificate to be provided)
 - Should any bats be found to be roosting within the building during the construction phase all works must cease immediately and advice sought from a suitably qualified bat licensed ecologist. A license from Natural England may be required before further works can proceed.

5.0 Policy

National Planning Policy Framework (Dec 2024)

- 5.1 The NPPF sets out the Government's approach to planning and is a significant material consideration.

Section 2: Achieving sustainable development	
The guiding principle of the framework is achieving sustainable development, which comprises three over-riding objectives: economic, social and environmental. The social objective includes supporting strong, vibrant and healthy communities, by ensuring that <u>a sufficient number and range of homes</u> can be provided <u>to meet the needs of present and future generations</u>. The environmental objective involves contributing to the protection and enhancement our natural, built and historic environment; including making effective use of land.	Para's 7 & 8
Section 4: Decision making	
Local planning authorities should approach decisions on proposed development in a positive and creative way	Para 38
Section 5: Delivering a sufficient supply of homes	
One of the key requirements of the NPPF (and Government policy) is to boost significantly the supply of housing. <u>It is also important that the needs of groups with specific housing requirements are addressed</u>	Para 61
The size, type and tenure of housing <u>needed for different groups in the community should be assessed and reflected in planning policies</u>. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; <u>people with disabilities</u>; service families; travellers; people who rent their homes and people wishing to commission or build their own homes	Para 63

Development Plan

5.2 The Development Plan comprises: **Eastleigh Borough Local Plan 2016-2036**

5.3 The policies most relevant to this application are:

- S1 Delivering sustainable development
- S6 Settlement Gaps
- DM1 General criteria for new development
- DM11 Nature conservation (International designations)
- DM13 General development criteria - transport
- DM14 Parking
- DM19 Change of use of buildings in the countryside
- DM24 Creating a mix of housing
- DM26 Residential extensions and replacement dwellings in the countryside

5.4 Residential development in the countryside is limited to a few development types, including:

- i. Residential extensions and replacement dwellings (see policy DM26);
- ii. Limited residential conversions (see policy DM19);

Para 5.128 states that:

'The development of residential institutions in the countryside will only be permitted by conversion of existing buildings in accordance with policy DM19 'Change of use of buildings in the countryside' and that extensions to or the replacement of residential institutions already located in the countryside will treated in the same way as extensions or replacement of dwellings (policy DM26).'

5.5 Policy DM19 states that the change of use of existing buildings in the countryside that are demonstrably unsuitable for continued use for their existing purpose will be permitted subject to the general development criteria and transport policies of the Local Plan and provided that:

- *the proposed use is compatible with neighbouring uses and does not have an urbanising effect on the countryside in terms of external layout, lighting, noise or traffic;*
- *the building is of permanent construction and can be re-used without works detrimental to its character or that of its surroundings.*
- *access, car parking and services can be provided without having a detrimental impact on the character of the countryside; and*
- *the property is sustainably located in terms of accessibility by modes of transport other than the private car.*

- 5.6 Policy DM26 states that the extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:
- *the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage;*
- 5.7 Policy S1 states that to be sustainable, new development in the Borough should include meeting community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs.
- 5.8 Policy S6 states that development within a Settlement Gap will be permitted provided that:
- a. *it would not undermine the physical extent and/or visual separation of settlements; and*
 - b. *it would not have an urbanising effect detrimental to:*
 - i. *The character of the countryside; or*
 - ii. *The separate identity of the adjoining settlements.*
- 5.9 Policy DM1 sets out a number of criterion that all developments in the Borough must have regard to, including:
- *Not having an unacceptable impact on, and where possible, should enhance residential amenities of both new and existing residents and the character and appearance of urban areas*
 - *Making efficient use of the site, maximise opportunities to increase density and having regard to potential development opportunities on adjoining land;*
 - *Taking full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses 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.*
 - *Incorporate provision for people with disabilities and create accessible communities that cater for all.*
- 5.10 Policy DM24 aims to achieve a mix of housing and ensure there is demand for such housing.
- 5.11 The need for a mix of housing, including specialist accommodation is also mentioned elsewhere with the Local Plan. The supporting text to Policy DM25 (para. 5.126) states:
- 'Vulnerable and older people have a range of individual housing needs... Therefore it is necessary to provide for a range of housing for older people, and other vulnerable groups where there is an identified need, both in the general housing mix and through the provision of specialist accommodation'.*

- 5.12 Policy DM11 states that development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.
- 5.13 Policy DM13 states that all new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. New development intended to serve or accommodate large numbers of people will only be permitted in locations that as well as having adequate road access, or will have as a result of the development, are or can be served by means of transport other than the private car, including bus, train, cycle and pedestrian access.
- 5.14 Policy DM14 states that new residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision

Parking Standards

- 5.15 Eastleigh Borough Council, Parking Standards Supplementary Planning Document (Adopted September 2025) requires the following for C2 / C3 residential units for adults with learning of physical disabilities:

Type/Use	Car Parking Standard	Operational Parking		Cycle Parking Standard	
		Loading Areas (inc. deliveries and drop off)	Vehicle Parking (inc. pool cars and service vehicles)	Long Stay	Short Stay
Class C2 or C3 Homes for children	1 space per residential staff, 0.5 space per non-residential staff plus 0.25 space per client	2 spaces	1 space for minibus or ambulance	1 space per 5 staff	2 spaces per establishment plus 1 stand per 200m ²
Class C2 Family centres	1 space per 2 staff plus 1 space per 2 clients	1 space	1 space for minibus	1 space per 6 staff	2 spaces per establishment plus 1 stand per 200m ²
Class C3 Residential units for adults with learning or physical disabilities	1 space per residential staff plus 0.5 space per non-residential staff plus 0.25 space per client	1 space	1 space for minibus or ambulance	1 space per 6 staff	1 space per 2 bedrooms

6.0 Assessment

Principle

- 6.1 The provision of small group homes providing supporting living accommodation is an important part of the Government's community care policy, enabling disabled and mentally disordered people to live as normal lives as possible in touch with the community.
- 6.2 In many instances, this is delivered through the C3(b) use classification, which is the current classification of the property. The provision of 5 self-contained units, albeit with some shared / communal space, means the proposal is more likely to fall within Use Class C2. Although the supported living arrangements and personal care provided (by non-resident staff) would be very similar to what you would find in a C3(b) dwelling.
- 6.3 Local Plan Policy DM25 recognises that:
- 'Vulnerable and older people have a range of individual housing needs... Therefore it is necessary to provide for a range of housing for older people, and other vulnerable groups where there is an identified need, both in the general housing mix and through the provision of specialist accommodation'.*
- 6.4 Policy DM24 also aims to deliver a mix of housing types (where demand exists).
- 6.5 As the site is situated outside of the urban edge and within the countryside, policies DM19 and DM26 are relevant. Although it should be noted that the existing use of the property is already residential and could accommodate up to 6 people living together and receiving care under the C3(b) use classification. The proposal would operate in much the same way under the banner of 'supported living' albeit as 5 self-contained units, which would meet a particular accommodation need for young adults with learning difficulties who are not able to live in a shared house. The proposed change of use would not therefore involve the conversion of a non-residential building to residential use, but rather the re-purposing of an existing underused residential property to a slightly different form of residential use, both of which involve the provision of accommodation for young adults with learning difficulties. Whilst policies DM19 and DM26 are an appropriate starting point, there does need to be some allowance in their application.
- 6.6 There are bus stops outside of the site (on Portsmouth Road) with pavements and street lighting. The site is, therefore, well located to access public transport options, other than rely on the car (as required by Policy DM19 and DM13). Being a corner plot with established boundary screening and next a business premises, with no immediate adjacent neighbours, makes this an ideal location for supported living accommodation (DM11).

- 6.7 Ensuring that a sufficient number and range of homes are provided to meet the needs of present and future generations helps supports strong, vibrant and healthy communities is an integral part of achieving sustainable development.
- 6.8 There is therefore in principle support for the proposal in both the Local Plan and the NPPF.

Design and impact on character and appearance of the area

- 6.9 The premises would remain domestic in size and scale and the proposed alterations will improve and enhance its overall appearance.
- 6.10 The proposed single storey extension is located at the rear of the property and would be sympathetic in terms of its size, massing and design – in accordance with Policy DM26. Its contemporary appearance would provide a contrast to the existing dwelling.
- 6.11 The site is already well screened behind established hedging. The extension and replacement outbuilding would not therefore readily be seen – possibly the roof glimpsed from the road. The removal of the double garage will open up the front of the property and the stopping up of one of the entrances will enable additional landscaping to be introduced along the frontage.
- 6.12 The proposal would not therefore look out of place in this location or be out of keeping with the character and appearance of the area – in accordance with Policy DM19.

Settlement Gap

- 6.13 The site forms part of a group of existing buildings and premises. It is enclosed on 3 sides by mature hedges and lies adjacent to an industrial premises.
- 6.14 The proposed extension and replacement outbuilding are both commensurate with the size and proportions of the existing dwelling and would not be out of scale or disproportionate to what is already in situ. The additions will remain at a domestic scale.
- 6.15 The proposal also involves the demolition of the double garage at the front of the property, along with the removal of 2 timber cabins in the rear garden. The overall net increase in buildings would not therefore be significant or substantial.
- 6.16 As mentioned, planning permission has previously been granted for a similar size extension at the rear of the property, as well as a replacement building at the front of the property (neither of which were implemented), both of which were considered to be acceptable within the Settlement Gap. For consistency, the same considerations must also continue to apply.

- 6.17 As a consequence, the proposal would not undermine the physical extent and/or visual separation of settlements, or have an urbanising effect detrimental to the character of the countryside, or the separate identity of the adjoining settlements, in accordance with Policy S6.

Impact on the amenities of the area / neighbours

- 6.18 There are no neighbouring properties immediately adjacent. There is a property on the other side of Portsmouth Road (which is a busy arterial route in and out of Southampton) and there is also another property to the east, beyond the adjacent industrial premises.
- 6.19 There would be additional activity generated by the coming and going of the non-resident staff during the changeovers (at 8am and 8pm), although the property is already permitted to be used for C3(b), which would involve a similar level of personal care.
- 6.20 The site is well screened and enclosed by mature hedging, which will act as a buffer.
- 6.21 The proposal would not therefore be unacceptable in this location or to the other uses in the area, in accordance with Policy DM1 and DM19.

Parking

- 6.22 The proposed layout will provide 7 on-site parking spaces, including a drop off space for an ambulance.
- 6.23 The parking standards require 1 space per residential staff plus 0.5 space per non-residential staff plus 0.25 space per client. Staff will be non-residential. If all residents need a staff ratio of 2:1, that would equate to 10 staff, so would require 5 parking spaces, leaving 2 spaces spare (including the drop off space).
- 6.24 The residents themselves will not drive or own vehicles and the reality is that not many support staff drive or own vehicles (being low skilled positions and on low / minimum wage). Most will use public transport or taxi's, or car share or get lifts. The nearby bus stops on Portsmouth Road with regular bus services will provide a high level of accessibility and the means for the staff to access the site using public transport. The provision of 5 parking spaces for non-resident staff (and residents) is therefore more than adequate.
- 6.25 There would occasional be visitors (e.g. family members) although these would be by appointment. An Area Manager would also pop into the property throughout the week.

- 6.26 With these types of developments, staff rotas are carefully managed to take into account staff travel arrangements. The parking situation would therefore be actively managed to ensure that it is not oversubscribed and that there remains sufficient capacity and availability.
- 6.27 The provision of 7 spaces is therefore considered to be sufficient to meet the needs of this particular development.
- 6.28 Cycle parking will be provided as required in accordance with the relevant standards (as shown on the proposed layout):
- Long stay, i.e. covered (1 space per 6 staff) = minimum of 2 spaces (per shift)
 - Short Stay (1 space per 2 bedrooms) = 2.5 spaces, rounded up to 3.
- 6.29 The proposal would therefore comply with Policy DM14.

Ecology / BNG

- 6.30 The site comprises maintained residential garden land. The potential impacts on ecology are therefore low.
- 6.31 The site area is less than 0.2ha and therefore below threshold required for BNG and no priority habitats would be impacted.
- 6.32 The site has been surveyed for the presence of bats, but no bats were found roosting in the property or garage during two emergent surveys carried out (in May and June 2026) as confirmed in the bat survey report submitted with the application. A number of recommendations are set out in the report that can be secured by condition that will protect the existing natural features on the site and will also provide enhancement.

Nitrates

- 6.33 The permitted use of the property is for C3(b), which allows up to 6 residents living together and receiving care. So, this could take place, including using the two existing outbuildings as additional bed spaces. The proposal involves the provision of 5 self-contained units (for 5 adults). So would result in a net reduction in occupancy.
- 6.34 As such, the proposal would not result in a surplus of nitrogen and would therefore be nutrient neutral.
- 6.35 Internationally protected nature conservation areas in the Solent will not therefore be adversely impacted by the development, in accordance with Policy DM11.

7.0 Conclusion

- 7.1 The proposed alterations and extension and change of use will provide a specialist form of housing for up to 5 adults with learning difficulties, which is in high demand and therefore meet a specific housing need for a vulnerable group of people, as well as contribute to a mix of housing types as promoted by the Local Plan and the NPPF.
- 7.2 It involves the conversion of an under-used residential property (that already has lawful use for supporting living for up to 6 people) to a similar form of accommodation, but arranged as self-contained units to meet a particular need. The principles of residential re-use in the countryside, as outlined by policy DM19, are therefore met, and there being bus stops very close by (with pavement and street lighting) means that there are options for accessing public transport, in accordance with local plan policy requirements for developments in the countryside.
- 7.3 The site is well screened with mature hedging on 3 sides. The proposed extension and replacement outbuilding would be compatible with its surroundings and would not be harmful to neighbours or the character or amenities of the area.
- 7.4 Nor would it adversely affect or undermine the Settlement Gap (with regard to what has been permitted previously).
- 7.5 Sufficient parking would be provided, as demonstrated.
- 7.6 Surveys have determined that there are no roosting bats within the buildings, and there would be no other ecology concerns or considerations arising from the proposal.
- 7.7 The proposed use of the property (for 5 persons) would be less than the permitted use of the property and would not therefore adversely affect nature conservation sites in the Solent.
- 7.8 The proposal is therefore consistent, and would be in accordance, with the Development Plan and the National Policy Framework.
- 7.9 Accordingly, planning permission should be granted.