

DELEGATED OFFICER REPORT

Application Ref: F/26/101562

Site Address: FIELD HOUSE, GREENFIELD CLOSE, HEDGE END, SOUTHAMPTON, SO30 4DN

Case Officer: Rachael Morris

Description: Proposed change of use from residential institution (C2) to residential dwelling (use class C3)

Particular Site Constraints?	Yes ☒	No ☐
- Tree Preservation Order(s) - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/18642/000/00 - House and Garage on Land Adjoining – Refuse – Jul 1978 - Z/18642/001/00 - Outline: Erection of Detached House and Garage – Refuse – Jul 1986 - Z/30302/000/00 - Outline: Residential Development – Refuse – Jul 1988 - Z/33198/001/00 - Outline: Construction of Three Detached Dwellings and Garages with Associated Access and Single Garage for No. 9 Foord Road – Refuse – Nov 1994 - Z/33740/003/00 - Outline: Construction of Four Detached Dwellings with Detached Garages and Construction of Detached Garage for No.9 With Associated Access – Refuse – Nov 1995 - Z/33198/002/00 - Outline: Construction of Two Detached Dwellings and Detached Garage, And New Single Garage to No.9 With Associated Access – Grant outline – May 1996 - Z/33198/003/00 - Construction of Two Dwellings with Detached Double Garages – Permit – Mar 1998 - U/14/74571 - Certificate of lawfulness for the use of building as dwellinghouse (class C3) - CLOPUD - CERTIFICATE ISSUED – Jun 2014		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Tree Officer:	No arboricultural objection to the proposed change of use		
Ecology:	There are records of bats, reptiles and badgers near this site. No proposed external works have been proposed. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		
Hampshire Highways:	No objection to the proposals from a highway perspective. There are no changes in access to and from the highway proposed; adequate space is provided for parking in line with the EBC Parking Standards; and whilst minor, it would be anticipated that trip rates to and from the site would likely reduce as a result of the proposals.		
Natural England:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 05/08/2026		

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, DM11, DM14, DM23 and DM30.

Supplementary Planning Documents:

Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11, DM14, DM23 and DM30 from the 2016-2036 local plan, in that:

Principle

- Within the urban edge, the principle of development is acceptable, provided it meets the policies within the development plan.
- In addition, policy DM23 states “Within the urban edge, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of this Local Plan”.

Design and layout

- There are no physical external alternations proposed to facilitate this application and as such there will be no impact to the character of the locality.
- The street scene features numerous residential dwellings as existing, of which this property has a similar appearance.
- The proposal is for a conversion and as such new build standards, such as policy DM30, cannot be applied. However, the property was once used as a residential property before becoming a residential institution. The rooms are considered an appropriate size.
- There is suitable parking on site to accommodate the residential property, as observed on a site visit. The proposed dwelling would have 4.no bedrooms which requires 3.no parking spaces as set out in the Parking Standards SPD. This can be accommodated on the driveway or the adjacent land that is within the property's ownership.
- The proposal is considered to accord with NDMP DP3 and Policy DM1 of the Local Plan. The development is compatible with adjoining uses and is well integrated to its surroundings.

Residential amenity

- NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.
- The proposed use will be that of a residential dwelling within a residential setting and is not expected the create any unacceptable disturbance. It is possible, this conversion could reduce the intensity of use of the property and result in a reduced impact to the amenity of neighbours.

Other material considerations

- A HRA was sent to Natural England to conclude that there would be no material change to the property's use and that no mitigations to compensate residential pressures to the Solent SPA, SAC or New Forest would be required for either nutrients or recreation. Natural England made no comment.

- There are no physical changes to the building and as such the ecology officer has no concerns however has suggest that a bat box and a swift nest box may be appropriate for this building as suitable ecological enhancements.

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 2030; (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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...