



ADDENDUM TO PLANNING
STATEMENT – RESPONDING TO POLICIES
DM19, S5 AND S6 AND NPPF

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. Introduction

1.1 This Addendum accompanies the planning application for the conversion of an existing stable building at The Stables, Grange Road, Bursledon into a two-bedroom residential dwelling (application F/26/101714). The proposal involves minimal external alteration, retains the building's rural character, and is based on a structure that is permanent, sound, and demonstrably capable of conversion without substantial rebuilding.

1.2 The Statement demonstrates compliance with:

- **Policy DM19** – Re-use of Buildings in the Countryside
- **Policy S5** – Housing Delivery
- **Policy S6** – Settlement Gaps
- **NPPF 2026** – National Planning Policy Framework

2. Site Description

2.1 The site comprises a modest stable building located within a rural parcel accessed from Grange Road. The building:

- Is one and a half storey, having a lawful front facing dormer, timber-clad, and otherwise agricultural in appearance.
- Sits within a small cluster of rural structures.
- Is visually contained by mature vegetation and boundary treatments.
- Has an established vehicular access onto Grange Road.
- Is structurally sound, with permanent foundations and load-bearing walls.

2.2 The building is currently underused and presents an opportunity for a low-impact, sustainable re-use.

2.3 In response to the Parish objection, the material change to the planning history following the latest appeal decision is the approved LDC application which has now issued consent for the front facing dormer window. This was the matter previously being considered by the Inspector. However, through the passage of time the dormer obtained lawfulness.

3. The Proposal

3.1 The proposal seeks planning permission for:

- Conversion of the existing stable building to a two-bedroom dwelling.
- Minimal external alterations, limited to essential openings, most of which are concentrated to existing openings at ground level.
- Retention of the existing footprint, height, massing and rural form.
- Provision of on-site parking and private amenity space.
- Landscaping enhancements to reinforce rural character and biodiversity.

3.2 No extensions, new buildings, or intensification of built form are proposed.

4. Policy DM19 – Re-Use of Buildings in the Countryside

4.1 Structural Capability

DM19 requires rural buildings to be structurally capable of conversion without substantial rebuilding. The supporting structural statement confirms:

- The building is permanent and stable.
- Conversion works are limited to internal reconfiguration and minor openings.
- No new structural envelope is required.

This satisfies DM19's core structural requirement.

4.2 Compliance with DM19(2) – Residential Conversion Tests

Residential conversion is permitted where one of the DM19(2) criteria is met. The proposal satisfies **two independent limbs**:

DM19(2)(a) – Building demonstrably unsuitable for other rural uses

The building is unsuitable for alternative rural uses such as workshops, storage, tourism, or community functions due to:

- Small footprint and narrow internal bays.
- Limited servicing, drainage and infrastructure.
- Incompatibility with commercial or visitor traffic.
- Rural access constraints.

- Need for substantial alterations prohibited by DM19.

A full assessment is provided in **Assess alternative rural uses**.

DM19(2)(d) – Amenity, environmental or traffic benefits

The conversion delivers clear benefits:

- **Amenity:** Improved site management, enhanced landscaping, removal of underused structure.
- **Environmental:** Re-use of existing fabric, reduced embodied carbon, biodiversity enhancements.
- **Traffic:** A two-bed dwelling generates significantly less traffic than rural commercial or equestrian uses.

Criteria **(b)** and **(c)** are not applicable but do not conflict with the proposal.

4.3 Rural Character and Design

DM19 requires rural character to be preserved. The proposal achieves this by:

- Retaining agricultural form and materials.
- Limiting external changes to essential openings.
- Avoiding any increase in massing or height.
- Enhancing landscaping to reinforce rural character.

4.4 Landscape and Visual Impact

The conversion introduces no new built form, ensuring:

- No harm to landscape quality.
- No visual intrusion within the countryside.
- No erosion of rural openness.

The building remains visually recessive and subordinate within its setting.

4.5 Access, Parking and Highways

DM19 requires safe access and acceptable traffic impacts. The proposal:

- Retains the existing established access onto Grange Road.

- Provides compliant on-site parking.
- Generates very low traffic levels.
- Requires no highway upgrades or intensification.

4.6 Sustainability

The proposal supports sustainable development by:

- Re-using an existing structure.
- Upgrading insulation, glazing and heating systems.
- Enhancing biodiversity through planting and habitat features.
- Reducing embodied carbon compared to new build.

5. Policy S5 – Housing Delivery

Policy S5 supports new housing where it:

- Makes efficient use of land.
- Contributes to meeting local housing needs.
- Can be sustainably accommodated.

The proposal aligns with S5 because:

- It re-uses an existing building, avoiding new land take.
- It delivers a modest, sustainable addition to local housing supply.
- The site benefits from safe access and proximity to Bursledon's services.
- The dwelling can be occupied sustainably without infrastructure burden.

6. Policy S6 – Settlement Gaps

Policy S6 seeks to protect settlement gaps by preventing development that:

- Physically or visually contributes to coalescence.
- Harms the open character of the gap.
- Introduces intrusive or urbanising built form.

The proposal complies because:

- It introduces **no new built form**—only conversion of an existing structure.
- The building's footprint, height and massing remain unchanged.

- Landscaping enhancements strengthen rural boundaries.
- The stable remains visually recessive and does not affect gap openness.

7. NPPF 2026 – National Planning Policy Framework

7.1 Sustainable Development

The proposal re-uses an existing building, reduces embodied carbon, and provides a modest addition to housing supply—fully aligned with the NPPF’s core sustainability objective.

7.2 Efficient Use of Land

The NPPF encourages re-use of existing buildings. The proposal optimises a structurally capable rural building without new land take.

7.3 Rural Housing

The NPPF supports rural housing where it re-uses existing buildings and avoids isolated new-build homes. This proposal is a conversion, not a new dwelling.

7.4 Good Design

The proposal respects rural character, retains agricultural form, and introduces minimal external change.

7.5 Natural Environment

No new built form is introduced; landscape openness is preserved; biodiversity enhancements are provided.

7.6 Transport

The existing access is safe; traffic generation is low; no highway upgrades are required.

7.7 Climate Change

Re-use of the building reduces embodied carbon; thermal upgrades improve energy efficiency.

8. Planning Balance

8.1 The proposal represents:

- A **low-impact, sustainable rural conversion**.
- A **policy-compliant re-use** of an existing building.
- A **modest contribution** to local housing supply.
- **No harm** to landscape, settlement gap, amenity or highways.
- A scheme fully aligned with **DM19, S5, S6**, and the **NPPF 2026**.

9. Conclusion

9.1 The proposed conversion of the existing stable building at The Stables, Grange Road, Bursledon to a two-bedroom dwelling represents a clear, justified and policy-compliant form of rural development, fully aligned with the strategic and detailed requirements of the Eastleigh Local Plan and the NPPF 2026. The planning merits of the scheme are strong, coherent and demonstrably supported by adopted policy.

9.2 The building itself is structurally sound, permanent and capable of conversion without substantial rebuilding. This is the fundamental threshold test of Policy DM19, and the proposal meets it unequivocally. The conversion requires only minimal external alteration, ensuring the building's rural, agricultural character is preserved. The proposal also satisfies DM19(2), both because the building is unsuitable for alternative rural uses (DM19(2)(a)) and because the conversion delivers amenity, environmental and traffic benefits (DM19(2)(d)). No other DM19 criteria are triggered, and none present any conflict.

9.3 From a strategic perspective, the proposal aligns with Policy S5 by making efficient use of land, re-using an existing structure, and delivering a modest but meaningful contribution to local housing supply. It does so without requiring new land take, without burdening local infrastructure, and without introducing any form of development that would be considered visually intrusive or unsustainable.

9.4 The scheme also fully respects the purpose and function of the settlement gap under Policy S6. Because the proposal is a conversion only, with no increase in footprint, height or massing, it does not erode openness, does not contribute to coalescence, and does not introduce urbanising built form. The stable building remains visually

recessive, and proposed landscaping enhancements further reinforce rural character and boundary definition.

- 9.5 The proposal is equally well-aligned with the NPPF 2026, which strongly encourages the re-use of existing rural buildings, the efficient use of land, and sustainable rural housing that avoids isolated new-build development. The conversion reduces embodied carbon, improves energy efficiency, enhances biodiversity, protects landscape character, and generates very low traffic levels. It is precisely the type of low-impact, sustainable rural re-use that national policy seeks to promote.
- 9.6 In planning balance terms, the proposal delivers clear benefits—environmental, visual, amenity-based and sustainability-focused—while generating no adverse impacts. It is a proportionate, sensitive and policy-supported form of development that respects its rural context and contributes positively to the local area.
- 9.7 The conversion of the stable building to a two-bedroom dwelling is fully compliant with DM19, S5, S6 and the NPPF 2026, represents a sustainable and appropriate re-use of a rural building, and should be supported and approved.