

DESIGN AND ACCESS STATEMENT

General Mechanics, Southampton Road, Eastleigh, SO50 5QT
Change of Use to Include MOT Testing Station

1. Introduction

This Design and Access Statement (DAS) has been prepared on behalf of the applicant, General Mechanics, to accompany a full planning application to Eastleigh Borough Council for a change of use of the premises known as the Former ODM Building, Southampton Road, Eastleigh, SO50 5QT (opposite No. 206).

The application is submitted to Eastleigh Borough Council as the Local Planning Authority, and relates to a site area of 0.06 Ha (0.14 Acres). The application follows a Use Enquiry (Ref: PD/26/101400) previously submitted to the Council, in which it was confirmed in writing (dated 17 June 2026) that the current use of the premises falls within Use Class B2, and advised that a planning application be submitted to formalise the inclusion of MOT testing at the site.

2. Site and Context

2.1 Site Description

The application site comprises a single storey, pitched roof building with a gross internal area of approximately 128.00 sq m (2,798 sq ft), situated on a site area of 0.06 Ha (0.14 Acres).

The property is also known as the former ODM Building and is located on Southampton Road, Eastleigh, opposite No. 206, within the built-up area of Eastleigh town centre. The site lies close to Eastleigh Railway Station and the wider town centre, an area characterised by a mix of commercial, retail and light industrial uses.

The site is not located within a Conservation Area, and the building is not listed or subject to any other heritage designation.

2.2 Planning History

Planning records held by Eastleigh Borough Council do not confirm a formally established use for the site. Historical evidence (including Google Maps imagery) indicates that the premises were occupied prior to 2014 by Spike Island Motorcycles, which used the site for MOT testing and workshop purposes, together with ancillary bike sales, parts, accessories and clothing.

The premises are currently occupied by General Mechanics, operating as a car repair business providing services including brakes, batteries, servicing, tracking, body repairs, welding and clutch repairs. Eastleigh Borough Council has confirmed in writing that this current use falls within Use Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

3. Proposed Development

Planning permission is sought for a change of use of the premises to formalise the operation of an MOT testing station alongside the existing Use Class B2 vehicle repair and servicing business.

The proposal does not involve any external alterations, extensions, or physical changes to the building's footprint, form or appearance. The existing workshop space will be utilised for MOT testing using standard DVSA-approved testing equipment, operating alongside the established repair and servicing activities already carried out on site.

No new plant, ventilation or external machinery is proposed as part of this application.

4. Design

4.1 Layout

The internal layout of the workshop will remain substantially unchanged. MOT testing equipment will be positioned within the existing workshop, integrated with the current repair and servicing operation. No changes to external landscaping, boundary treatments or hard surfacing are proposed.

4.2 Scale

The proposal does not increase the amount of floorspace on site. The existing building of approximately 128 sq m will accommodate both the existing repair and servicing use and the proposed MOT testing activity within the same footprint. As no extension or new building is proposed, the scale of the development is unchanged. The building's height, massing and footprint will remain exactly as existing.

4.3 Appearance

The external appearance of the building will remain unaltered. No changes are proposed to the elevations, roof, materials or fenestration of the existing structure.

5. Access

5.1 Vehicular and Pedestrian Access

Vehicular and pedestrian access to the site will remain via the existing access points from Southampton Road, unchanged from the current arrangement serving the established car repair business.

5.2 Parking

The site benefits from existing on-site parking, which is unaffected by this proposal. No additional parking spaces are proposed or required, as the change of use does not increase staffing levels or customer footfall in a manner that would generate additional parking demand beyond that already associated with the existing B2 use. Access arrangements for staff, customers and visitors with disabilities will remain as existing, and as no external alterations are proposed, there is no change to the accessibility of the site.

6. Sustainability and Environmental Considerations

As the proposal is limited to a change of use with no new build, external alterations, or groundworks, there are no implications for biodiversity, drainage, or energy use beyond the existing situation. Trade waste (including waste oil and workshop by-products) continues to be stored on site and collected by a licensed waste contractor, in accordance with current arrangements.

7. Conclusion

The proposed change of use represents a logical continuation of the site's established vehicle repair use, reintroducing MOT testing which was historically carried out at the premises prior to 2014. The proposal involves no external changes to the building, no increase in floorspace, and no material impact on parking, access, or the character of the surrounding area.

It is respectfully submitted that the proposal represents sustainable development, consistent with the existing lawful use of the site, and is recommended for approval.