

Our ref: 51972
Portal Ref: PP-15205298

Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Submitted via the Planning Portal

11 September 2026

Dear Planning Department

Planning Application | 5 Satchell Lane | Hamble | SO31 4HF

Pro Vision has been instructed by Mrs Pauline Hewitt to submit an application for planning permission for the change of use back to a single dwelling at 5 Satchell Lane, Hamble.

Please find the following documents which have been uploaded to the Planning Portal:

- Application Form & Certificates
- Completed CIL Form 1
- Location Plan (dwg ref.51972-XX-P1-01 v1) prepared by Pro Vision
- Existing/Proposed Site Plan (dwg ref. 51972-XX-P1-02 v2) prepared by Pro Vision
- Existing/Proposed Floorplans (dwg ref.51972-XX-P2-01 v2) prepared by Pro Vision
- Existing/Proposed Elevations (dwg ref. 51972-XX-P3-01 v2) prepared by Pro Vision

The remainder of this letter comprises a planning statement which is submitted in support of the planning application.

Contextual Appraisal

The property is located on Satchell Lane in Hamble. It comprises a detached single storey property with a detached double garage, associated parking and amenity. The total floor area extends to approximately 125m² (GIA).

Originally built as a dwelling, the property is currently in Class E Use as a dental practice (part), and in C3 residential use (part).

There are areas of private amenity to the front and rear of the property.

There is a detached double garage to the rear (accessed off Farm Close) with parking for up to a further 3 cars available.

There are no trees on the application site.

The property is located within Flood Zone 1 which has the lowest probability of flooding.

The property is not located within a conservation area, nor is it listed. The conservation area boundary is approximately 12m to the south (the other side of No.3) and 12m to the east (on the opposite side of Satchell Lane. The nearest listed buildings are Nos.1-5 & 7-8 Copperhill Terrace (Grade II) approximately 40m to the south-east.

The surrounding area is broadly residential in character. The west side of Satchell Lane comprises a mixture of 1 & 2 storey dwellings on a raised bank. The east side of this part of Satchell Lane comprises a group of 3 storey apartment blocks on ground below the road level.

Planning History

The following planning applications are relevant to the property:

EBC ref.	Description	Decision	Date
F/14/75326	Single storey rear extension, change of use from part residential (C3) and part Dental practice (D1) to Dental practice (D1) and reconfiguration of rear parking area – <i>not implemented</i>	Refused <i>Allowed</i>	01/12/2014 08/04/2015
X/06/58070	Relief of condition 1 of planning permission Z/34012/002 to allow the unrestricted occupancy for residential purposes	Permitted	02/11/2006
Z/34012/002	Relief of condition 1 of planning permission 34012/001 and change of use to allow permanent use of part of dwelling as a dental surgery; single storey rear extension for lounge, study, porch and pergola, single storey front extension to replace existing bow window and construction of steps and ramp at side	Permitted	18/06/2003
Z/34012/001	Use of one room and hallway as dental surgery and reception area	Permitted	06/04/2001
Z/34012	Construction of single storey rear extension and construction of detached double garage with access off Farm Close	Permitted	23/05/1996

Table 1 planning history (source: www.eastleigh.gov.uk)

The 2006 variation allowed the residential part of the property to be occupied by a person independent of the dentist surgery.

Proposed Scheme

This application seeks planning permission for the change of use of part of the property currently in use as a dental surgery (Class E) to residential (C3), to reinstate the entire property as a single dwelling.

Pre-application Enquiry

Written advice was provided in December 2025¹. The advice concludes that providing it can be demonstrated that the proposal meets the requirements of policy DM36, then there is a good prospect of planning permission being given.

¹ EBC ref.Q/25/99881

Policy Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be considered against the policies contained in the development plan, unless other material considerations indicate otherwise.

The relevant part of the development plan comprises the Eastleigh Borough Local Plan 2016-2036 (adopted April 2022).

Policy DM36(5) resists the loss of existing community facilities to other forms of development unless:

- a) alternative provision is made which better meets the needs of the community, or is more accessible; or
- b) the existing facility is shown to be surplus to local needs, and its reuse will benefit the community.

The previous occupier (BUPA) left in June 2023 due to the challenges of retaining staff/recruitment. Bupa reported that a national shortage of dentists had been worsened by the NHS contract model, and because of an increased demand and complexity of care since the Covid pandemic. The industry has also been affected by inflation and higher energy prices, increasing the cost to run patient services².

Having remained empty for several years, the property (subject of this application) was marketed by Manns & Manns in February 2026³.

The property was marketed as a commercial property (with a D1 Use⁴).

The agent targeted potential purchasers through their own database. In addition, the property featured on their website, Rightmove, Zoopla, and OntheMarket. A 'for sale' board was also placed outside the property.

A total of 11 enquiries which resulted in viewings were recorded. Two of these were interested in a commercial use. One of these concluded that it was the wrong location for their business, whilst the other made an offer which was significantly below the asking price (30%) and was rejected. No further offers were made.

No enquiries regarding a healthcare use were received.

The agent concluded that the lack of interest in the property as a commercial use was down to the broadly residential location, and the constrained configuration of the property.

An offer from the applicant was accepted by the vendor in August 2026 and the property was removed from the market. The applicant made the offer with the expectation that the property will be able to return to its former residential use.

There are other providers of dental healthcare nearby. These include:

	Distance (km)*	Walking (mins)	Driving (mins)
South Cliff Dental Group Copse Lane Hamble-le-Rice Southampton SO31 4QH https://southcliffdentalgroup.com/ https://maps.app.goo.gl/1B6V1dhGvithYhaF9	0.6km	8 mins	1 min

² <https://www.theguardian.com/society/2023/mar/29/bupa-dental-care-to-cut-85-practices-amid-uk-dentist-shortage>

³ Particulars: [Satchell Lane, Hamble, Southampton | Manns and Manns](#)

⁴ Now Class E

Bursledon Dental Clinic Hamble Cottage Lowford Hill Bursledon SO31 8ER https://www.bursledondentalclinic.co.uk/contact/ https://maps.app.goo.gl/gJLqHJfgJXNUKKZ66	4.8km	n/a	15 mins
Smilemakers Beaufort House Hamble Lane Bursledon SO31 8BR https://www.smilemakers.co.uk/ https://maps.app.goo.gl/e9fMQinPA4THvfCG8	4.8km	n/a	15 mins

Table 2 Other dental healthcare providers nearby (source: www.google.co.uk/maps)

*distance from application site

The Council acknowledges that it is currently unable to demonstrate a five-year housing land supply⁵ (5YHLS). Whilst the proposal will not result in any net increase in dwellings, it will reinstate the property as a much-needed family home (rather than a studio in a mixed-use development with limited appeal – as shown by the lack of interest in the property through the marketing exercise).

It has been demonstrated that the proposal meets the requirements of policy DM36 insofar as the facility is surplus to requirements in the local area, and the property can better meet the needs of the community as a dwelling rather than in mixed-use. There is also alternative provision of dental healthcare in the area, with several operators in a location which better meets the needs of a wider community.

National decision-making policy S4(1) of the NPPF states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against other national decision-making policies in the NPPF.

NDM policy L2(1b) states that substantial weight should be given to the benefits of a proposal which makes better use of vacant and underutilised buildings, including bringing empty homes back into residential use. All the while the building remains empty, it is vulnerable to anti-social behaviour.

The proposed use will be as a single residential dwelling within a residential setting. The 2014 appeal decision⁶ which granted planning permission for the total change of use to a dental surgery (not implemented), nevertheless agreed with the Council's concerns regarding the intensification of the use resulting in an unacceptable level of noise and disturbance for neighbours, mainly in terms of car parking in the rear garden⁷. A concern shared by the neighbours. Hence, a return to a residential use will preserve neighbouring amenity and represent a benefit to neighbours.

The proposal will also reduce the frequency of visitors/vehicle movements which will further benefit neighbouring amenity.

Whilst the loss of a (vacant) community facility is acknowledged, the loss is minor and there is alternative provision nearby.

⁵ 4.2 years (April 2025)

⁶ APP/W1715/W/14/3001299

⁷ Although on balance, the appeal was allowed

Clearly there are no adverse effects of the proposed development which will substantially outweigh the benefits of the proposal and therefore the application should be approved without delay.

Other planning considerations

Off street parking for 2-3 cars is provided. Storage for bins and bicycles is provided in the detached garage.

There are no proposed physical changes to the application site. Hence, there will be no adverse impact on the character and appearance of the local area.

Nor will there be any adverse impact on protected species or their habitats. The application site is less than 0.2ha (and will have no adverse impact on Priority Habitats) and therefore the proposal is not subject to the mandatory +10% biodiversity net gains. Nevertheless, enhancements will be secured through the installation of a swift box.

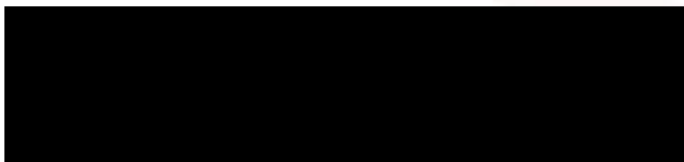
There will be no net increase in overnight accommodation and therefore no mitigation to compensate residential pressures on the Solent will be required for either nutrients or recreation.

Conclusion

As outlined within this Statement, planning permission is sought by the Applicant for the change of use of part of the property currently in use as a dental surgery (Class E) to residential (C3), to reinstate the entire property as a single dwelling. It has been demonstrated that the proposal meets the requirements of policy DM36. Hence, the proposals accord with relevant policies of the development plan and there are no adverse impacts arising from the proposal which substantially outweigh the benefits.

We look forward to receiving confirmation of the applications registration and the assignment of a Case Officer in due course.

Yours Faithfully



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