

Planning-by-Carrington

Yarmouth House

1300 Parkway

Solent Business Park

Whiteley

PO15 7AE

Eastleigh Borough Council

Development Control Unit

13th, March 2024

Dear Sirs,

Class MA 'permitted development' request as to whether or not the prior approval of the authority will be required to change the use of land at 10-12, Botley Road, Hedge End, from an office use, to one of 3No. two-storey terraced houses instead?

I write in respect of the above, and would appreciate your early thoughts as to this proposed change of use (that will, in essence, return the property to the what it once was: residential accommodation).

Class MA states that 'Permitted Development' will be achieved whereby ***Development consisting of the a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service)...to a use falling within Class C3 dwellinghouses***).

The building in question had had an on-going (and lawful) office use, the overall structure's floorspace does not exceed 1,500 square metres, it is not close to a SSSI, it is not part of a listed building, it is not close to a scheduled ancient monument, it is not within a safety hazard area, it is not close to a military explosives storage area, it is not close to an AONB, and neither is it a S.41(3) site, nor is it affecting the Broads, a National Park, or a World Heritage Site, and – finally – it has no agricultural links.

To that end, and having passed these first criteria, I have then gone through each section of the Order below, and have provided a brief synopsis as to why I consider the proposal to be in full accordance with the requirements:

Transport impacts of the development, particularly to ensure safe site access:

The land parcel is sustainably located – within easy walking distance of numerous amenities – and is already afforded vehicular access via the lengthy dropped-kerb across its entire frontage, which shows that the property will be able to readily accommodate 7-8 cars without difficulty, and without interruption to the free-flow of traffic on the wider highways network.

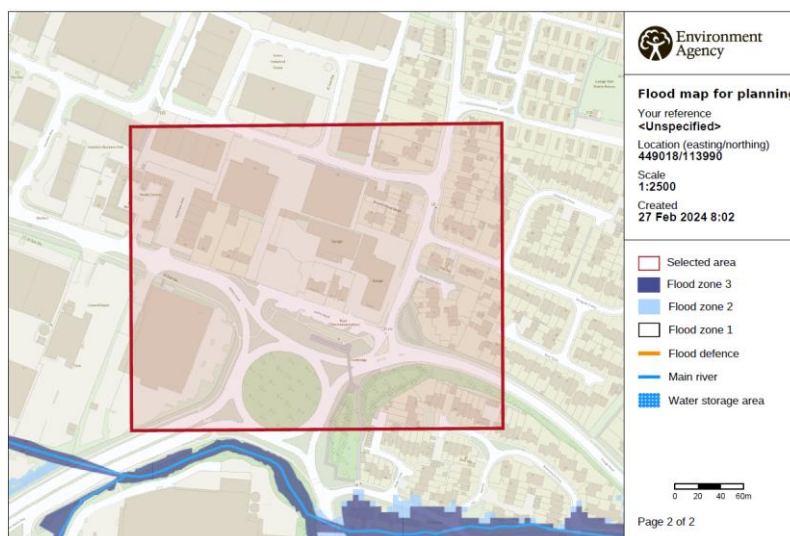


Contamination risks in relation to the building:

The site has only ever been used for either residential, or office (related to car-sales) type uses, and is not in close proximity to any known contamination ‘hot-spots’, and cannot, therefore, be thought of as one that will be at risk from such.

Flooding risks in relation to the building:

The land in question is located within Flood Zone 1, which has “a low probability of flooding”, and the proposed change of use will not, therefore, place any future occupiers at risk – as per the Environment Agency’s flood-map:



Impacts of noise from commercial premises on the intended occupiers of the development:

The site is bounded by a number of commercial uses, including car-sales, a garage, and a hot-food takeaway, and, as such, a noise assessment has been undertaken to assess any potential for adverse impact being caused – with this attached in full, by way of an appendix – but which does conclude thus: “...**there should be no adverse impact at the proposed dwellings as a result of existing noise. The site is suitable for the promotion of residential development**”.

As such, and as has been scientifically proven, there will be no adverse impacts caused by commercial noise.

The provision of adequate natural light in all habitable rooms of the dwellinghouses:

As referenced earlier, the property was – as remains clearly visible – originally designed to be seen as a set of residential dwellings, and therefore benefits from generously sized windows to all rooms that we are intending to become ‘habitable’ once again, and, as such, must be deemed as compatible, and appropriate of *re-conversion* back to what it once was.

The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses:

The site is set within an already mixed-use area, whereby other similar type residential units sit within equally close proximity, and none of the nearby uses are ‘bad neighbour’ types, and, as such, the introduction of further homes would not adversely impact upon future plans for nearby commercial growth.

Indeed, Policy DM15's 3rd point does already identify that 'permitted development' type changes of use will be acceptable within this locale!

Where the development involves the loss of services provided by – (i) a registered nursery, or (ii) a health centre...:

The proposal would not see the loss of either specified use, but would simply replace an existing office-type use.

In light of all of the above – and the attached – I do trust that you will agree that the property is ideally suited to a reversion to its original residential usage, and that all 7 'tests' have been satisfied beyond doubt, and that, as such, you will not require any other form of prior approval in advance of the premises being converted?

Should you require anything further, however, please e-mail me, and I will seek to respond by return.

Yours faithfully,

Mr. S. Carrington BA(Hons) DipTP MRTPI

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Enc. Dice Environmental's "Residential Planning Noise Assessment" – 08Feb24, ref.: 101225, Version 2

