

## **Design and Access Statement**

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**78 Chalk Hill  
West End  
SO18 3DB**

**Conversion of Meeting Room  
into a Single Dwelling with Amenity Space  
and Parking.**

**Client:**

**Mr J Knell**

**Date of Report:**

**6<sup>th</sup> December 2024**

**Prepared by:**

**BPS Design Consultants Ltd  
Seafields  
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Southampton  
SO31 1DJ**



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## 1.0 Introduction

We have received instructions from Mr J Knell to seek planning permission to convert the existing meeting room at 78 Chalk Hill, West End, Southampton, SO18 3DD into a single C3 dwelling.

This document is intended to show the evidence of why the application should be supported.



## 2.0 Planning History

Z/16829/005/00 - Plot Adjoining 76 Chalk Hill, West End  
Southampton,  
Valid date: 10/09/1987  
**RENEWAL OUTLINE: ERECTION OF DWELLING**

Type of Application: Full planning  
Status: Decided  
Decision: **Grant Outline Permission For**  
Decision Date:  
02/12/1987

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Z/16829/006/00 - Land Adjoining 'Loe Bar', 76 Chalk Hill West End,  
Valid date: 04/10/1989  
**OUTLINE: ERECTION OF 3 DWELLINGS**

Type of Application: Full planning  
Status: Decided  
Decision: Refuse Planning Permission For  
Decision Date:  
07/11/1989

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Z/16829/007/00 - Plot Adjoining No 76, Chalk Hill West End,  
Valid date: 06/09/1990  
**OUTLINE: CONSTRUCTION OF DWELLING**

Type of Application: Full planning  
Status: Decided  
Decision: **Grant Outline Permission For**  
Decision Date:  
15/10/1990

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Z/16829/008/00 - Plot Adjacent 76 Chalk Hill, West End Hants,  
Valid date: 31/12/1990  
**OUTLINE: CONSTRUCTION OF TWO DWELLINGS**

Type of Application: Full planning  
Status: Decided  
Decision: **Refuse Planning Permission For**  
Decision Date:  
22/04/1991

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Z/16829/009/00 - Land Adjoining 76 Chalk Hill, West End Hants,  
Valid date: 14/09/1993  
**OUTLINE: RENEWAL OF PERMISSION FOR HOUSE AND GARAGE.**

Type of Application: Full planning

Status: Decided  
Decision: **Grant Outline Permission For**  
Decision Date:  
12/11/1993

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Z/16829/010/00 - Land Adjacent To 76 Chalk Hill West End ,  
Southampton,  
Valid date: 13/10/1995  
**CONSTRUCTION OF MEETING ROOM WITH CAR PARKING, NEW  
ACCESS AND FELLING OF TREES.**

Type of Application: Full planning  
Status: Decided  
Decision: **Permit**  
Decision Date:  
24/04/1996

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Z/16829/010/01 - Land Adjoining 76, Chalk Hill West End  
Southampton,  
Valid date: 19/06/1996  
VARIATION TO PLANNING PERMISSION REFERENCE NO. 16829/10  
DATED 24 APR 96  
FOR CONSTRUCTION OF MEETING ROOM WITH CAR PARKING, NEW  
ACCESS AND FELLING OF  
TREES TO THE FOLLOWING EXTENT ONLY: AMENDMENT TO SITE PLAN  
DIMENSIONS ACCORDING  
TO LETTER AND PLANS RECEIVED 19 JUNE 96.

Type of Application: Full planning  
Status: Decided  
Decision: Permit Variation  
Decision Date:  
22/07/1996

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T/05/53486 - 78 Chalk Hill, West End, Southampton, SO18 3DB  
Valid date: 09/03/2005  
Crown reduction by 10% & reduction of limbs by 20% of 1 no. English  
Oak, crown reduction by 20% of 1 no. English Oak, crown reduction by  
15% of 3 no. Beech, crown reduction by 20% of 1 no. English Oak

Type of Application: Consent under Tree Preservation Orders  
Status: Decided  
Decision: Consent To Tree Works For  
Decision Date:  
08/04/2005

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T/20/87660 - 78 CHALK HILL, WEST END, SOUTHAMPTON, SO18  
3DB

Valid date: 31/03/2020  
Cypress x 4 (G1) - Remove

Type of Application: Consent under Tree Preservation Orders  
Status: Decided  
Decision: Consent To Tree Works For  
Decision Date:  
21/05/2020

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The site was originally in the curtilage of No 76 Chalk Hill.

As you can see above the site has been historically approved for residential use (Z/1 6829/005/000) for whatever reason the residential development was not progressed. Therefore, residential use for the site is considered acceptable.

The site was then approved for a meeting hall (Z/1 6829/010/00) the exact date of commencement is not known, but the hall was built and used for this purpose.

### 3.0 Current Usage

The hall was used by the Itchen Gospel Hall Trust as a meeting room for their members up until 2020 when numbers stopped attending, due to the congregation numbers falling, relocation out of the area and moving away from the area.

The site was put on the open market in 2020, with the estate agents Primmer Odds B.A.S, as the hall was no longer in use.

The Trust has other locations as follows, and this facility was deemed to be surplus to the Trust's needs. There are many other facilities for them to use.

Brethren Meeting Hall

9 Kings Road

Chandlers Ford

Eastleigh

Hampshire

SO53 2EY

Gospel Hall

112 St Johns Road

Hedge End

Southampton

Hampshire

SO30 4DF

Gospel Hall

301 Chestnut Avenue

Eastleigh

Hampshire

SO50 9QA

Brethren Meeting Room

The Old School

Pitmore Road

Allbrook

Eastleigh

SO50 4LW

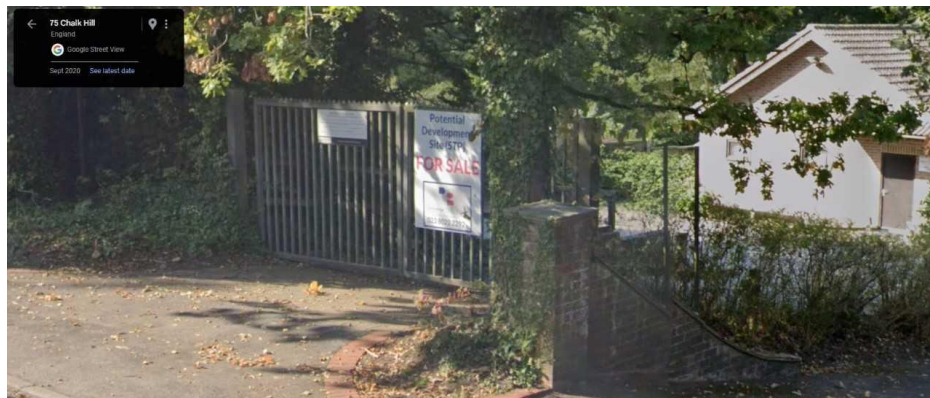
Meeting Hall  
12 Merdon Avenue  
Chandlers Ford  
Eastleigh  
SO53 1EJ

This site has just been approved, conversion of a dwelling to a meeting hall.  
See planning application :- 23/00558/FULLS on Test Valley Borough Council's.  
This proves the trusts desire to close down redundant meeting halls and open up new meeting halls to meet the demographic needs of its members.

Meeting Hall  
Yokesford Hill  
Romsey  
SO51 0PF

The property therefore remained on the open market until 2024.

The property has had no use during this period, only visits to ensure it is maintained etc.



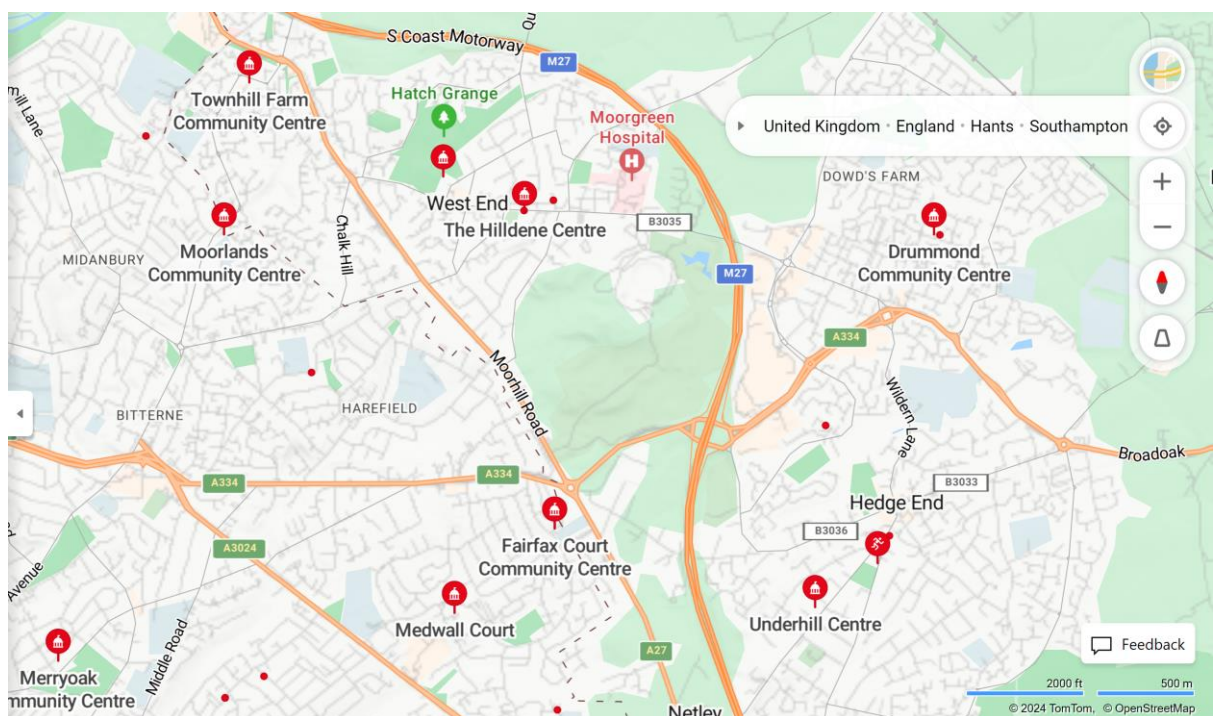
The property has a restrictive covenant on it, which would have been put in place when sub divided from No 76, which states only 1 No residential dwelling is to be built on the site.

## 4.0 Potential Other Usages

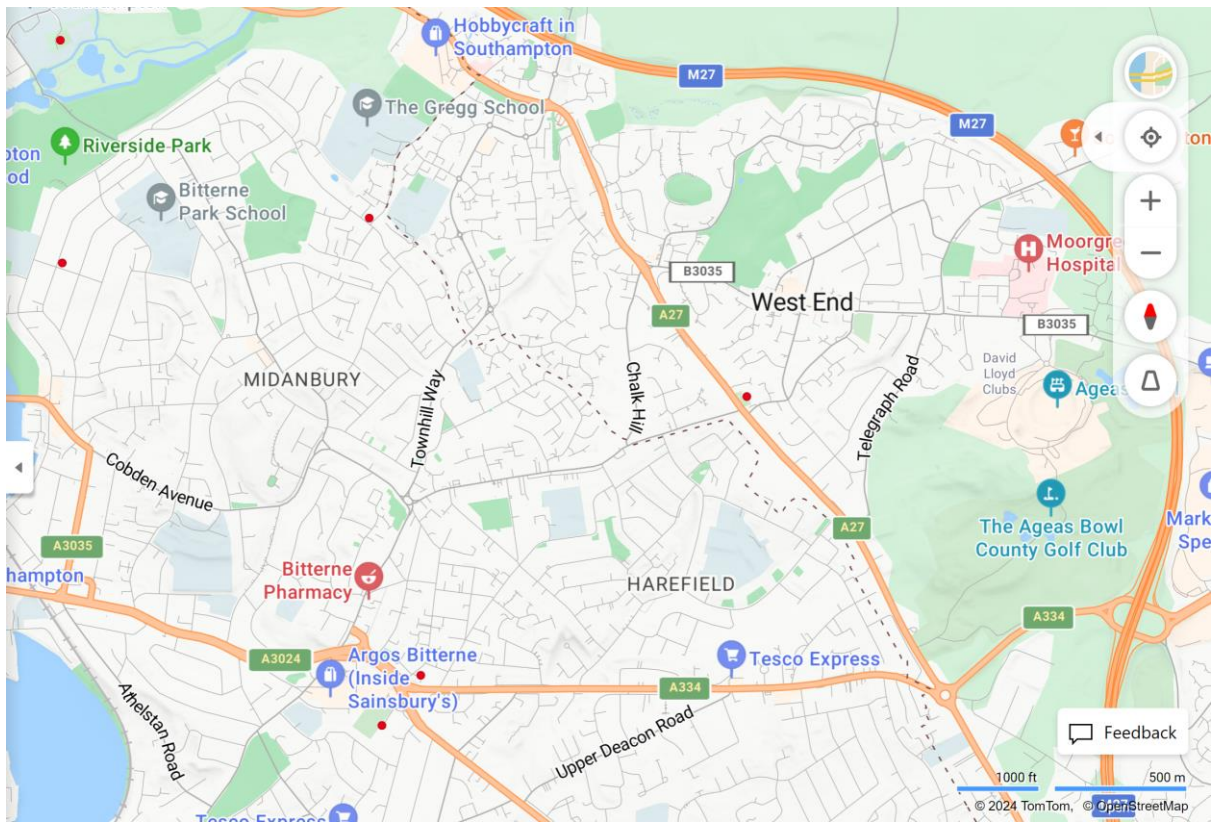
From 2020 to 2024 the site has been on the market and the Trust has tried to dispose of this facility, with no luck. Sale boards were mounted on the main gates for all to see and the estate agent actively marketed the property during this period.

The hall is relatively small and has limited facilities (wc) and (hall) it is not functional as anything more than a meeting room. It has limited parking and limited internal space.

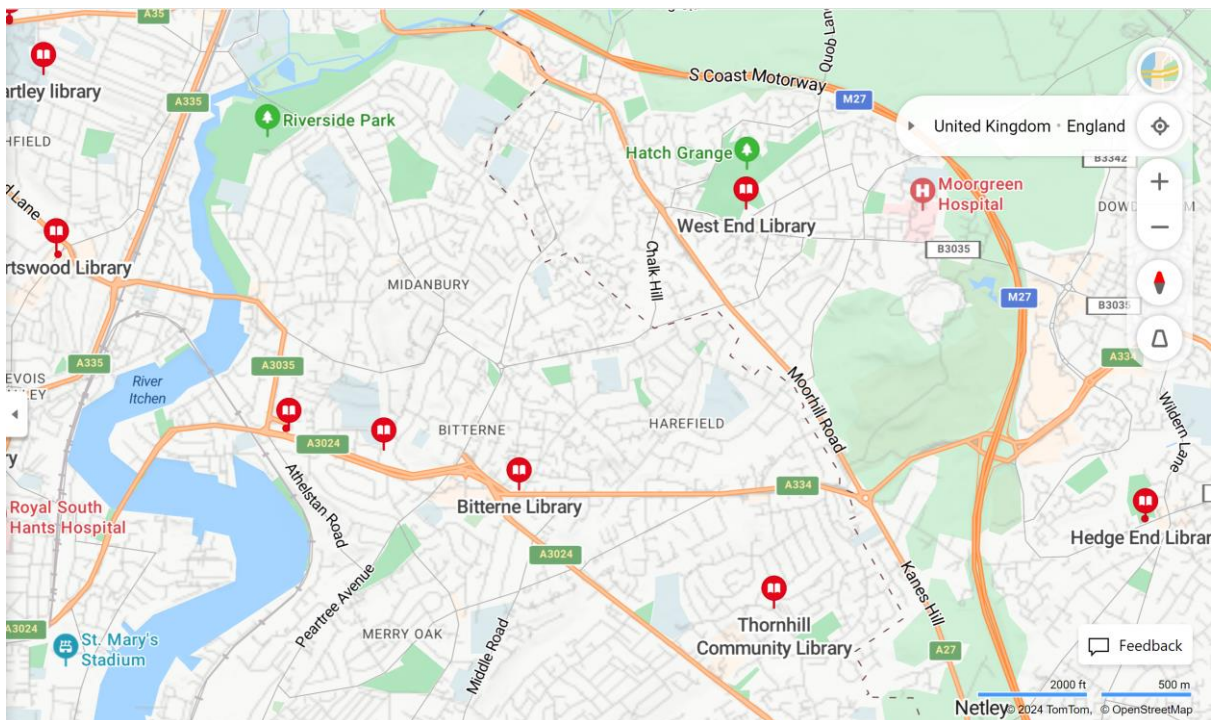
The fact that the property has been on the open market for 4 years suggests that other uses which could serve the wider community are limited or not viable. The local area is very well served with other community facilities as can be shown below:



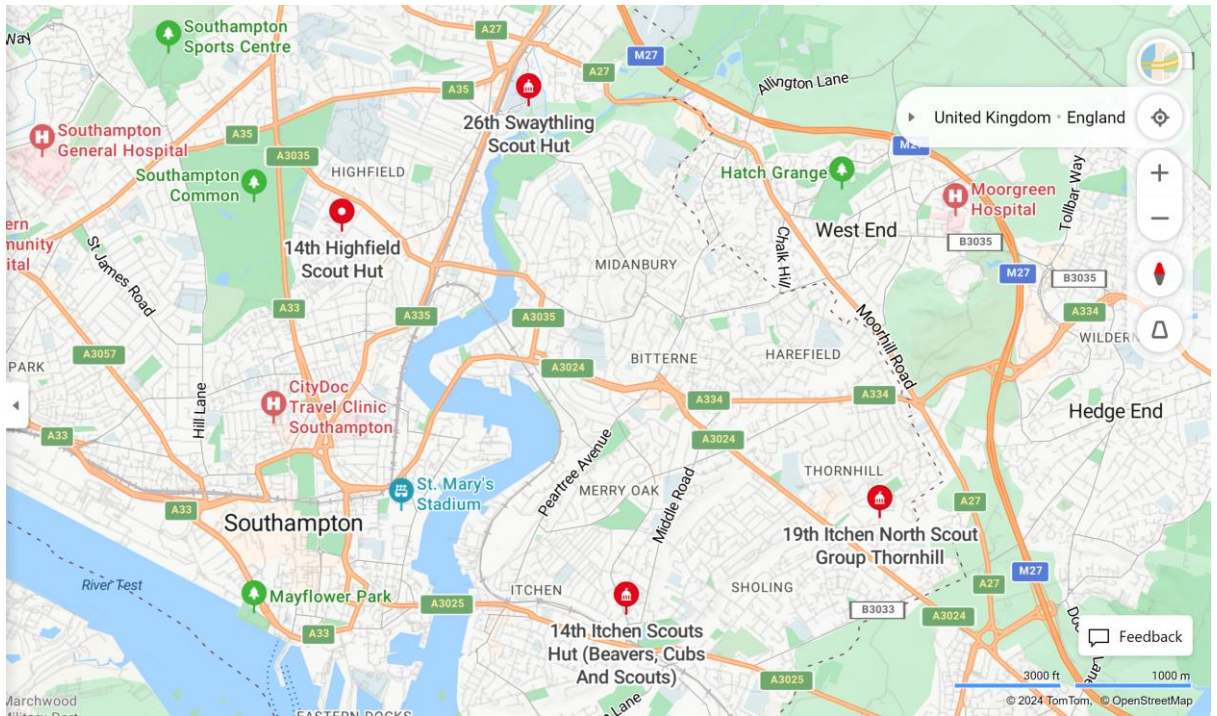
Community Centres



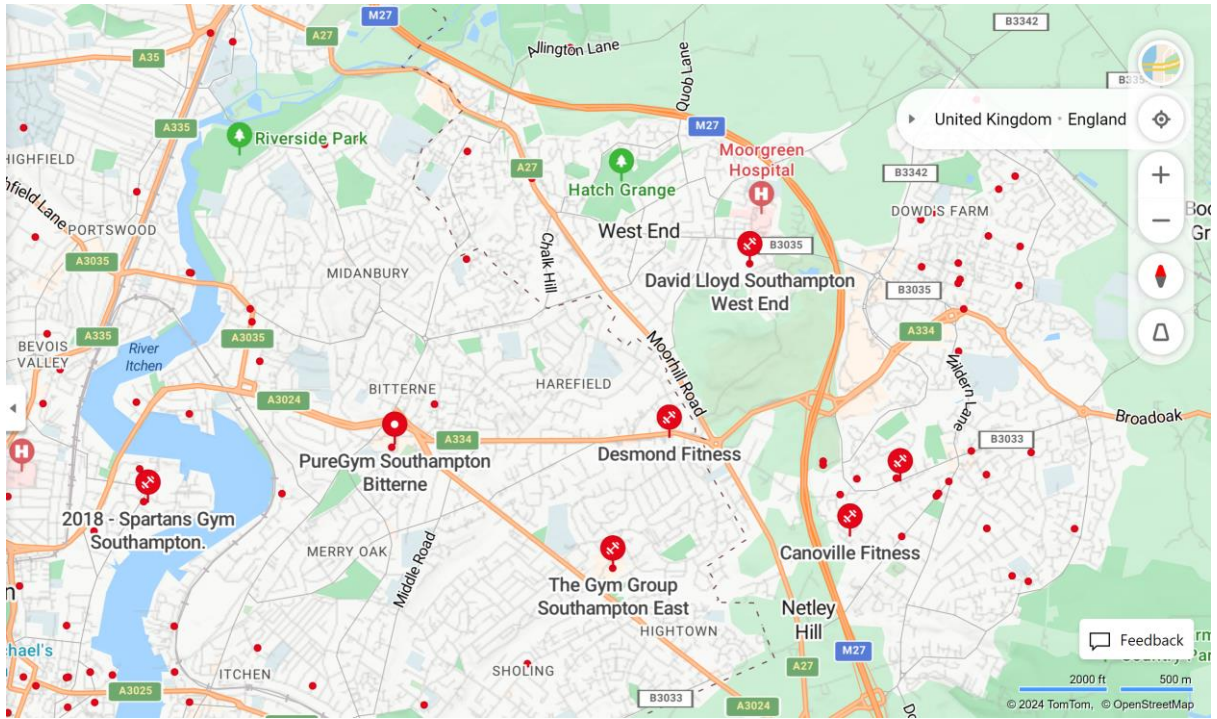
## Churches Centres



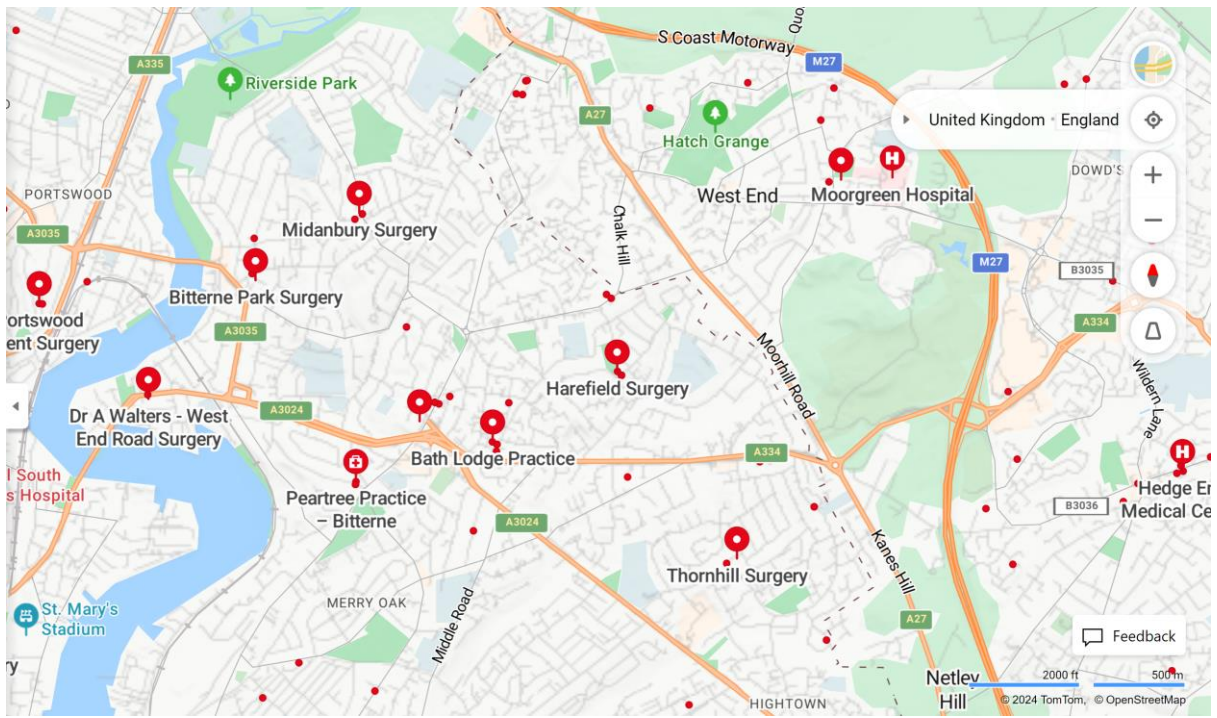
## Libraries



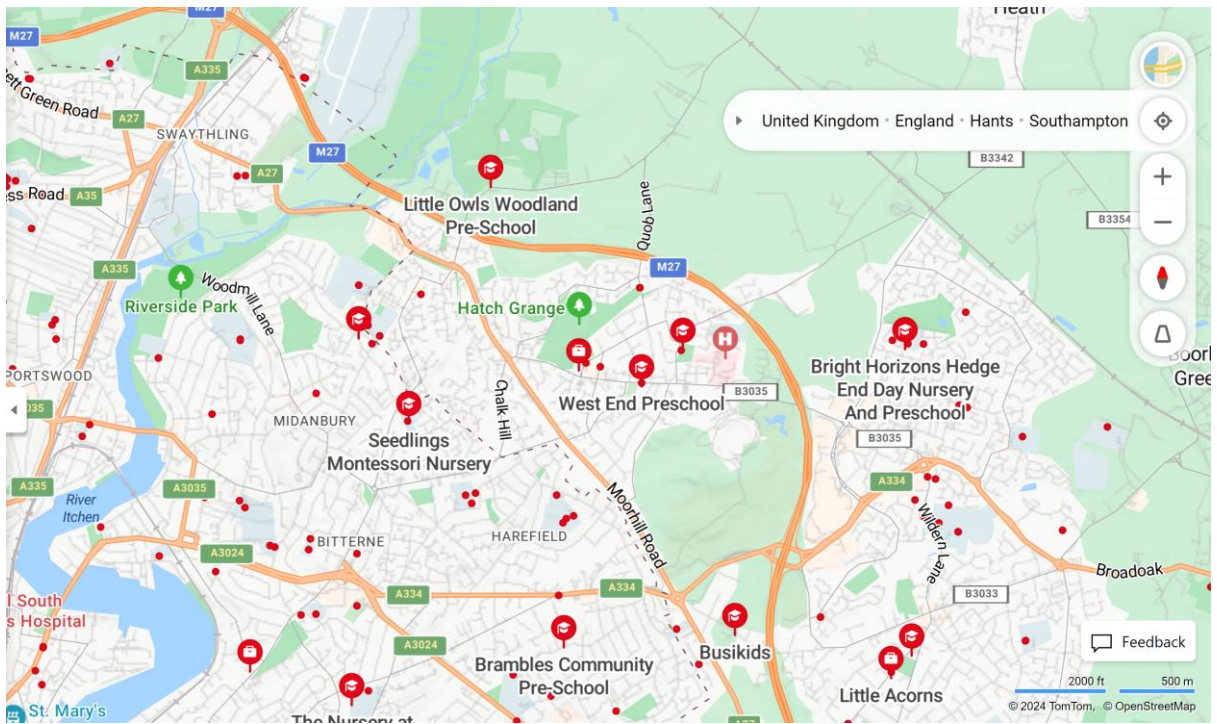
### Scout Huts



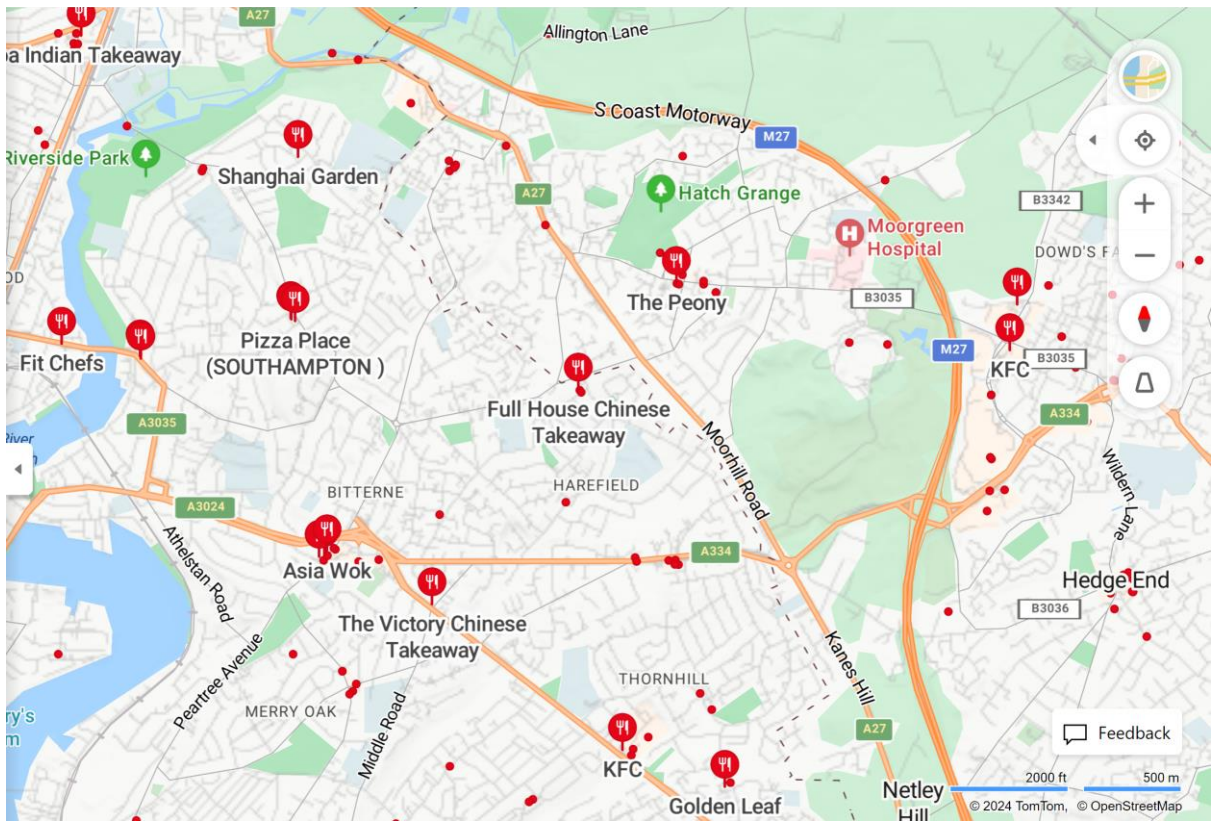
### Gyms



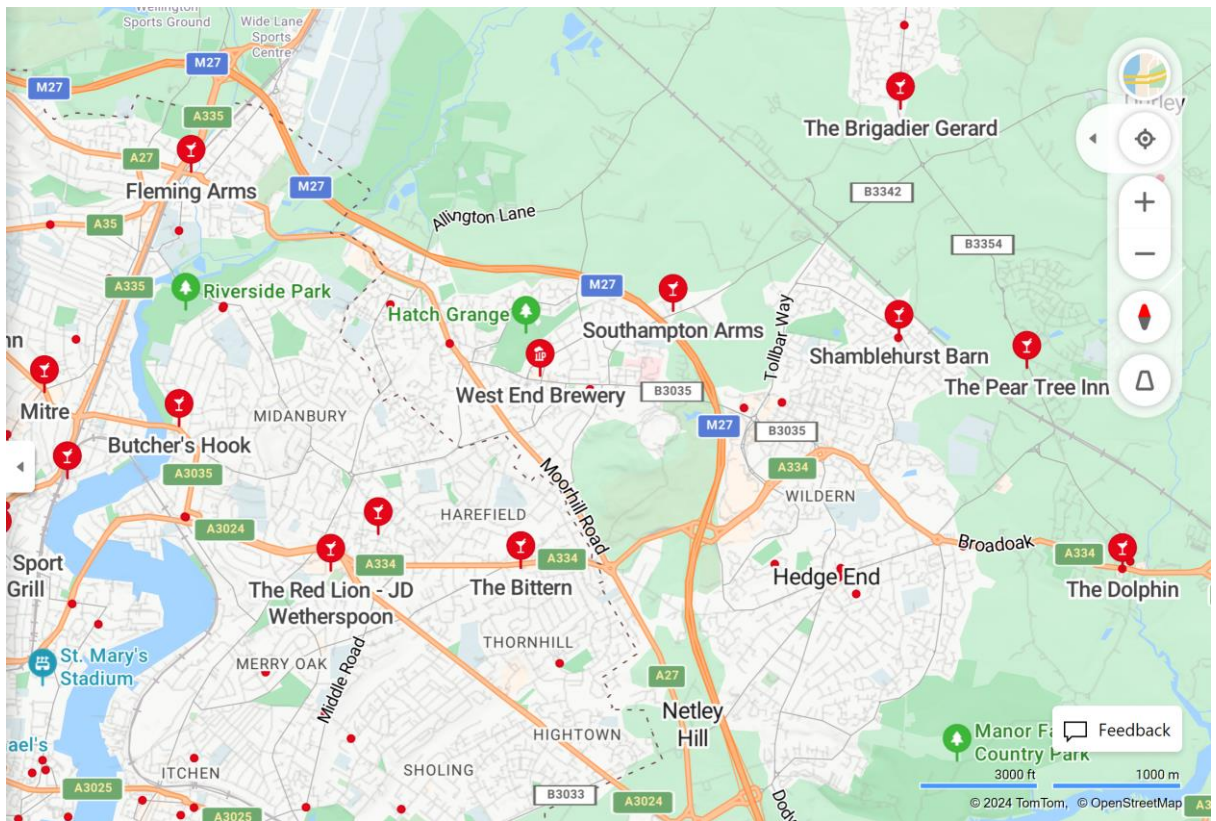
### Doctors



### Nursery



Takeaways



Pubs

Draft Local Plan 2011 -2029 - Policy DM31, Protection of recreation and open space facilities

The loss of existing or allocated recreation and open space facilities, including those identified on the policies map, will not be permitted unless:

- i. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- ii. any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- iii. the development is for alternative recreation or open space facilities, the need for which clearly outweighs the loss. Any replacement provision should be made prior to commencement of development. Development ancillary to the recreational use may be permitted on recreation sites provided that it does not affect land forming part of, or capable of forming part of, a playing pitch/court/green

As can be seen from above the wider community is very well serviced and the loss of this hall would not be detrimental to the local community. The fact that is sandwiched and set back between 2 No residential properties furthermore limit its commercial use.

The building is too small for any sports related activities and has limited head heights to allow for any sports or activities requiring space.

The only interested parties were residential developers, but as soon as the restrictive covenant was mentioned this soon put them off. The current valuation is high, and this would only be viable for developers if 2 No dwellings were built.

The site is not on any public transport routes see map:-



## 5.0 Proposals

As the site has had previous approvals for a single dwelling, it makes sense that this disused meeting hall is converted into a single dwelling. The current building lends itself to conversion with minimal external changes.

Its location is 100% residential and introducing another commercial use other than a meeting hall would be very odd and would most likely be objected to by the neighbouring dwellings.

The conversion of the building would require new side windows (high level and obscure), new windows and door to front elevation, new windows and doors in rear elevation, glass porch, light tunnels, internal fit out and change of appearance on outside. These limited changes would not affect the neighbouring properties in anyway and would be in keeping with the area.

Amenity space would be to the rear and sides, this area exceeds 60% of the combined floor space.

Parking would be to the front, utilising the existing drive and parking area. Parking for more than 5 cars is possible with each being able to turn and leave site in a forward gear.

Bin storage would be in the existing car park areas with bins taken to the road for collection.

A secure cycle store would be provided as shown.







## 6.0 Conclusion

The site is surplus to the Trust needs, and it has been actively marketed on the open market for 4 years, it has not sold and only residential developers have been interested. The restrictive covenant has prevented any of the interested parties from making it a viable scheme. What seems to have been overlooked is how easy it would be to convert the existing building, utilising its original footprint into a single dwelling.

As the site has had previous approval (now lapsed) for residential development it makes sense to convert this disused facility back into a single residential unit, to assist in the council meeting its housing needs. Leaving a site such as this unoccupied is not serving the community in anyway.

During the last 4 year no other organisations or community providers have come forward showing an interest to purchase or rent, this demonstrates the well serviced wider community. It also demonstrates the limited usages the site has.

The map extracts above clearly show how well serviced the wider community is, the loss of this facility would have no effect on the local community.

The site is not on any direct public transport routes.

Based on the above it seems sensible to convert this building into residential use and make use of this opportunity to repurpose a disused building.