

Planning Statement

Applicant: Mr. Kevin Banks

Site Address: 5 Pirelli Way, Eastleigh, SO50 5GE

Proposal: Change of use of existing ground floor office (Use Class E) to a self-contained 1-bedroom residential flat (Use Class C3), including internal alterations

Date: 05th June 2025

1. Introduction

This Planning Statement has been prepared to support a full planning application for the change of use of a ground floor commercial unit at 5 Pirelli Way, Eastleigh, from an office (Use Class E) to a single self-contained residential flat (Use Class C3).

The proposed development involves no external alterations, retains one parking space, and maintains existing refuse storage arrangements. The proposal seeks to make productive use of a vacant unit in a sustainable, mixed-use location, aligned with both national and local planning policy objectives.

2. Site Context and Existing Use

The application site is located at the ground floor of a modern mixed-use block in Pirelli Way, within walking distance of Eastleigh town centre and Eastleigh railway station.

- The unit comprises 56.8 square metres of internal floorspace.
- It was previously used as an office by a surveying company until January 2025.
- Since then, it has remained vacant aside from limited storage.

3. The Proposed Development

The proposal is for:

- Change of use from Use Class E (office) to Use Class C3 (residential dwelling)
- Creation of a 1-bedroom flat through internal reconfiguration
- No external building alterations
- Retention of 1 private parking space
- Use of existing services and drainage connections

The proposed internal layout meets national space standards and provides high-quality, sustainable accommodation suited to the location and building fabric.

4. Planning Policy Context

National Planning Policy Framework (NPPF):

The NPPF encourages the efficient use of land, supports brownfield development, and promotes diverse and sustainable communities. It supports residential development in accessible locations, particularly where there is an identified housing need.

Eastleigh Borough Local Plan:

The proposal supports several key Local Plan objectives:

- Policy DM24: Encourages re-use of land and buildings in urban areas
- Policy DM14: Supports small-scale residential infill and conversions where consistent with character and amenity
- Policy DM10: Seeks to protect employment sites, but allows loss where a use is no longer viable or needed

This proposal is considered compliant as:

- The building has been marketed and remained vacant.
- The new use reflects the surrounding mixed residential character.
- There is no harm to amenity, character, or neighbouring use.

5. Justification for Loss of Employment Use

While the Local Plan seeks to protect employment space, this particular unit is of a modest size (56.8 sqm), with limited street presence, and has proven commercially unviable. The property was marketed between September 2023 and January 2025 with no credible interest, owing to:

- Its restricted size and configuration
- Lack of visibility or independent access
- More suitable residential character of the immediate area

The change of use will help bring the property back into meaningful use and contribute to the borough's housing stock without displacing viable employment floorspace.

6. Access and Parking

- The site has direct, level access from the main entrance to the block.
- One off-street parking space is retained.
- The property is within walking distance of public transport, shops, and services.
- Existing arrangements for bin storage and collection are unaffected.

7. Flood Risk and Biodiversity

- The site lies within Flood Zone 1 and poses no risk of flood vulnerability.
- A connection to the existing mains sewer is proposed.
- The development is internal and affects no existing habitat.
- A DEFRA biodiversity metric and habitat plan are submitted confirming that no biodiversity units are lost or gained and no habitat is impacted.

8. Conclusion

This proposal represents a sustainable, policy-compliant reuse of underutilised urban floorspace in a highly accessible and appropriate location. It contributes to local housing provision without impacting character, infrastructure, or amenity.

The application meets the requirements of both national and local policy and is therefore respectfully submitted for approval.