

# DELEGATED OFFICER REPORT

**Application Ref:** F/25/99297

**Site Address:** 30 NEWTOWN ROAD, EASTLEIGH, SO50 9BW

**Case Officer:** Gregg Chapman

**Description:** Proposed change of use from C3 dwellinghouse to a three bedroom care home for disabled persons (Use Class C2).

|                                     |                                                |                                    |
|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the urban edge               |                                                |                                    |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                                                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| H/21/92117 - Proposed single-storey and first floor rear extensions – Approved, April 2022<br>H/24/97695 - Revised dimension for ground floor extension (H/21/92117) - Withdrawn |                                                |                                    |

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| <b>Publicity:</b>  | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:   | 9 letters – Objection <ul style="list-style-type: none"> <li>Using a terraced residential property as a care home is out of character for the street and inappropriate for the setting, with concern it would negatively affect the residential nature of the area.</li> <li>Approval may lead to future HMO use, increasing concerns about long-term use of the property.</li> <li>Parking in the area is already extremely limited for residents and visitors, including those accessing the nearby GP surgery. The proposed care home would increase parking demand from staff, visitors, and deliveries, worsening congestion.</li> <li>Specific concerns over disabled bay provision reducing general parking availability and questions about whether care home residents would own vehicles.</li> <li>The proposed use would generate additional noise due to 24/7 operations, visitors, and staff movements, impacting neighbouring properties.</li> <li>Additional wastewater and sewage from the care home may place further strain on the area's aging drainage system, which is over 100 years old.</li> <li>Extensions to the property have already reduced daylight to neighbouring gardens.</li> <li>Ongoing building works have already caused prolonged disruption in the area.</li> <li>Vermin and refuse accumulation during ongoing works.</li> <li>Property values in the vicinity would be reduced due to the change of use and its impacts.</li> <li>Concerns raised about the planning process, as the property was initially presented as housing a family member but has progressed towards care home use without clear local engagement.</li> </ul> |                                             |                                           |
| Parish Council:    | No response received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |                                           |
| Housing:           | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                             |                                           |
| HCC Adult Services | No response received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |                                           |

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|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 26 <sup>th</sup> June 2025 |                                                |                                    |

**Policy:****National Planning Policy Framework  
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2; and Development Management policies DM1, DM2, DM13, and DM14.

**Supplementary Planning Documents:**

Quality Places; Residential Parking Standards; Accommodation for Older People and Those in Need of Care

**Assessment:**

A planning application would not be required for occupation of the premises where individuals have disabilities, but were not under care (as an HMO for up to six persons), or received a level of care below that which requires daily attendance, and the registering of the property as a Care Home. In that scenario, no change of use application would have been required. The Applicant has provided a detailed explanation of the care that would be provided. There would be 24 hour care, with a care contract for disabled persons with a mental health condition..

Principle of Development

There are no policies within the Eastleigh Borough Local Plan 2016-2036 that are directly relevant to the principle of development for a care home for disabled persons.

The Council SPD, which was produced under the previous Local Plan, "Accommodation for Older People and Those in Need of Care" SPD (May 2011) but remains adopted guidance, supports proposals for C2 care use within Eastleigh's built-up area by encouraging well-designed, accessible developments that integrate with existing communities and facilities. It confirms a presumption in favour of C2 developments in urban areas, provided they meet other Local Plan policies, are supported by health authorities, and comply with relevant standards.

Character and Appearance

A third party has raised concern at the impact of a change of use on the character and appearance of the area. The proposal does not include any external alterations. The pattern of movements/comings and goings would be likely to change to a degree, but it is not unusual for care givers/staff to visit residential properties to provide care for the elderly in their own homes. It is not considered that the proposal would significant or materially change the character of the area.

Highway Matters

The existing property is a recently extended three bedroom dwelling with no parking other than on street parking, which is controlled through permit. The proposal is for a three bedroom care home for disabled persons. No off street parking is proposed as part of the proposed development. There are no relevant parking standards for a C2 care home within the Council Residential Parking Standards document.

The Courts have recognised that C2 uses accommodate individuals who cannot live independently, making it less likely (although dependant on individual circumstances) that residents will drive or require personal vehicle parking.

While carers and staff will visit the site, these visits are generally managed across the day, and would be proportionate to the three residents, and do not equate to the more frequent, resident-driven vehicle movements associated with independent living in C3 housing (commuting, shopping, recreation, school, etc.).

It is considered that if the parking demands and impacts associated with the same number of residents, but with different movements, from staff as opposed to residents, will not lead to any severe safety impact (the level at which refusal can be justified, as defined by the NPPF) from indiscriminate displaced parking, or any significant additional amenity (convenience) impacts to existing residents in the area.

### Residential Amenity

There is third party concern that the proposal could cause additional noise from 24/7 operations, visitors, and staff movements. However, the property would provide care provision for three residents only, which can be secured by condition to control intensity of use. This is not considered to constitute a significant commercial operation, and whilst there may be comings and goings of staff and carers, these are expected to be limited in scale and spread throughout the day. It is therefore not considered that the proposal would result in a significant increase in noise or disturbance that would unacceptably impact neighbouring residential amenity in this urban setting.

### Other Matters

The proposals would not result in an increase in resident numbers overall. The applicant has clarified that there would only be three bedrooms with three residents. The occupation of the property as a three bedroom home would could readily accommodate four adults. In addition, double occupation of rooms for use as a House in Multiple Occupation (HMO), for up to six persons could be implemented under Permitted Development without the need for planning permission. Therefore, whilst a resident has raised concern that the proposals may facilitate a future change to an HMO, in fact, the proposed use as a C2 Care Home would mean that a planning application would be required for a change to a HMO, where currently this could already occur. Consequently, and in respect of a separate matter raised by a third party, there would also not likely be any significant change/increase to sewage.

Private discussion between owners as to the applicant intentions and any misinformation or change of the applicant intentions are not matters that are relevant to the merits of the application which must be determined based upon the submitted scheme against policy.

Potential changes to property values are not, in themselves, a material planning consideration.

Third party representations have made reference to the impact from the scale and mass of the previously approved development, and ongoing building works related to application H/21/92117 (noise, vermin and refuse). The carrying out of works of approved application and any impact associated with this is not relevant to the current application for a change of use, which does not include any operational development.

### Climate Change

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

#### Equalities Implications

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
  - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

#### **Conclusion:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments ...