

DELEGATED OFFICER REPORT

Application Ref: F/25/99699

Site Address: MAYFIELD, BOTLEY ROAD, FAIR OAK, EASTLEIGH, SO50 7AP

Case Officer: Alexandra Stone

Description: Conversion of existing detached single garage to form massage therapy room.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers - Foul		

Planning History?	Yes ☒	No ☐
F/06/58093 – Permit – 13/11/2006 Relief of condition 10 of planning permission Z/39450/001 to allow the conversion of garage to habitable room and change of use of land from landscaping to garden F/07/593229 – Permit – 13/04/2007 Two storey side extension and detached single garage H/19/86116 - Permit – 13/09/2019 First floor front extension, front porch, addition of chimney to side elevation and detached garage		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objections</u> <u>46 White Tree (Summarised):</u> Concerns regarding parking and highway safety due to adjacent schools. What would the advertising signage be. <u>West View, Botley Road (Summarised):</u> No parking available as the HMO tenants block them in on their shared driveway. No space for additional parking. <u>Lapstone:</u> Parking in an already very busy area term times with children's crossing nearby		
Parish Council:	No Comment Received		
Pollution:	No Objection		
Hampshire Highways:	Given the quantum of parking, it would appear that there is space for one customer only on site at any one time. It would therefore be requested that details of how this will be managed (i.e. break time between adjacent appointments) to ensure no obstructive or overspill parking onto Botley Road occurs.		

Site Visit:	Yes ☒	No ☐
Details: 12/09/2025		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Proposal:

The application is for the conversion of existing detached garage to a massage therapy room. The application is not supported with any further detail of the function of the message room and how it would be operated. Information such as number of customers, and hours of working are just some of the key elements that would need to be understood in order to make a full planning assessment of the proposal and the absence of information is referred to in the report.

Assessment:**Principle**

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The detached dwelling is located within Botley Road to the west of Knowle Lane. The property benefits from a driveway with a detached garage, and a canopy to the western boundary.

The proposed massage therapy room would be situated within the detached garage. The alterations to the garage would be a window to the front, facing the driveway which would not be noticeable therefore inkeeping with the character of the area.

- The design of the alterations to the garage is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed window to the front of the garage faces a driveway and the public realm and so unlikely to cause overlooking.

The application lacks detail in relation to how the massage room would function. Its intensity of use is unknown and so too are its operating hours. However the majority of this could be restricted by the use of planning conditions and given the location of the garage (away from immediate neighbours) and its relatively small size, the restricted use could be sufficient to minimise its direct impact on neighbours. Therefore it is considered, as these matters could be conditioned, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no.+ bedroomed properties.

The dwelling is a 6no. bedroom house of multiple occupancy and currently has 3no. spaces available. The proposal would see a loss of a parking space serving the dwelling with two proposed, one to the side of the garage and one in front.

As stated the proposal lacks detail in terms of the intensity of use of the message room and it is unknown how many additional cars would be parked within the driveway to serve the use. Combined with the HMO nature of the existing property its likely that parking and the maneuvering of vehicles on site would be compromised. The proposed parking of spaces would see that there would be insufficient space to turn around within the curtilage causing the vehicle to reverse onto a busy main road which would not be an appropriate solution. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036)

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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:

Insufficient information has been provided to demonstrate that the development provides adequate provision for the parking and manoeuvring of vehicles on the site, without which the proposal would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036)

Recommendation:	PERMIT ☐	REFUSE ☒
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Comments ...
