

Design and Access Statement for Change of use from Class C3 (dwellinghouse) to a mixed use of Class C3 (dwellinghouse) and Class C2 (children's residential home) at 26 Pluto Road, Eastleigh, SO50 5GD

Written by Emma MacWilliam MSc MRTPI – July 2025

1. Introduction

This Design and Access Statement supports a planning application for the change of use from Class C3 (dwellinghouse) to a mixed use of C3 (dwellinghouse) and Class C2 (children's residential home) for up to two children aged 7-18 years at 26 Pluto Road, Eastleigh.

2. Site Context

The site is located on the west side of Pluto Road, and is occupied by a detached two storey four bedroom end of terrace house with a rear conservatory. Access is from Pluto Road, with parking to the frontage and the property has a garden situated to the rear. The surrounding area has a medium density of residential development. Properties on the surrounding streets are similar in terms of age, footprint, scale and massing, architectural style and materials.



Application property from Pluto Road



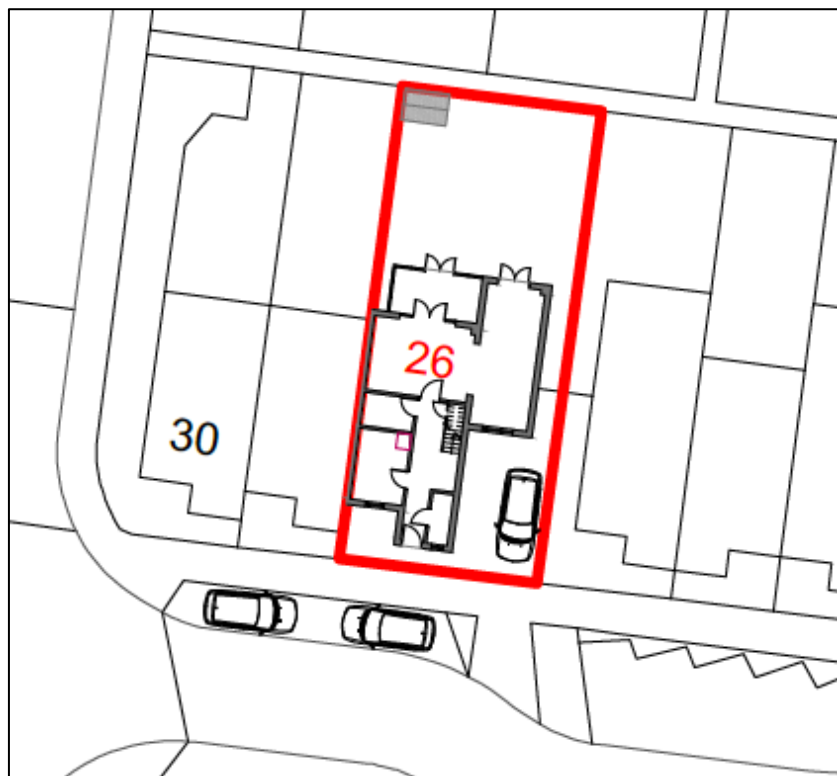
Rear of property and rear garden

3. Current Proposals

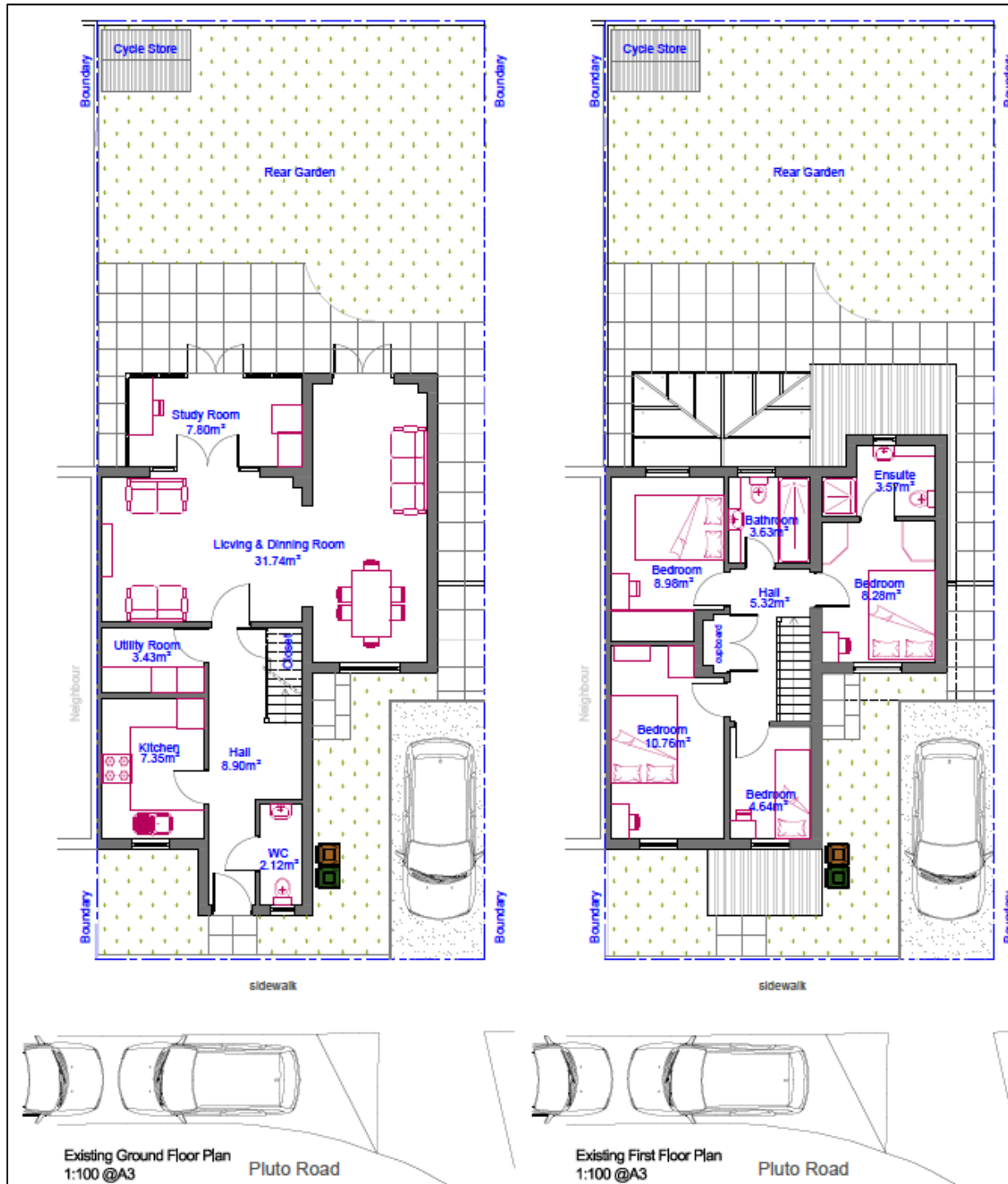
This application seeks to convert the property from a Class C3 (dwellinghouse) to a mixed use of C3 (dwellinghouse) and Class C2 (children's residential home) for children aged between 7-18 years. No internal or external alterations are proposed to the building and there are no amendments to the garden or parking / access as part of this application.

The home would be occupied by up to two children and a maximum of two carers at any one time. The children would be living at the property permanently, and carer/s would be present on two day blocks. The occupants would live at the property like a family unit in a single household, with the carers cooking meals and looking after the children in all other respects to provide them with a settled and stable home life. The children and carers would have a bedroom each, and would share the main bathroom, kitchen, living / dining room and garden.

The property may be visited infrequently by other professionals on an appointment basis, but there would not be frequent visitors over and above the two children and two staff.



Site Plan



4. Design

As no internal or external alterations are proposed for the property in order to facilitate the change of use then there would be no impact upon the visual amenity of the street scene nor the character and appearance of the area in these respects. The building would not appear outwardly any different to the four bedroom family home than it currently is. As such there would be no conflict with Local Plan Policy DM1 or Paragraphs 128, 131, 135 or 139 of the NPPF.

5. Access

The existing access onto Pluto Road would remain unaltered. The existing access into the building would also remain unaltered. As such there would be no impact upon access into the site or building as a result of the development.

6. Conclusion

The proposals therefore comply with the relevant policies of the NPPF and Local Plan in terms of design and access. As such it is anticipated that planning permission will be granted.