

DELEGATED OFFICER REPORT

Application Ref: F/25/100204

Site Address: 61 NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5AD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension providing an additional ground floor bedroom, garden room, and welfare facilities.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/15144/000/00 - Erection of three terraced dwellings - Permit - 30/04/1974 • Z/14908/001/00 - Garage, utility room, children's room and living room extension - Permit - 14/10/1983 • Z/14908/002/00 - Two storey extension to form new bedroom and bathroom, garage and sitting room - Permit - 13/06/1984 • Z/14908/003/00 - Single storey side extension - Permit - 17/10/1985 • Z/14908/004/00 - Construction of single storey rear extension. - Permit - 04/05/1995 • Z/14908/005/00 - New external escape staircase, window and door in flank elevation - Permit - 22/11/1995		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	3no. representations were received in total. 2no. comments and 1no. objection. The two comments received primarily relate to parking demand. The first representation expresses general support for the re-commissioning of the building for welfare purposes but raises concerns regarding existing parking pressure along New Road. It notes that on-street parking in the area is already heavily used and states that any increase in demand could adversely affect nearby residents. The second representation similarly supports the property being brought back into use but raises concerns about the potential parking impact. It notes that the proposal would result in six bedrooms in total and expresses concern that this may increase staff and visitor numbers. It is stated that surrounding residential roads already experience significant parking pressure, and that the application should include details of on-site parking provision and the wider impact on the locality. Following publication of the applicant's Operational Statement, a further representation was submitted as a formal objection. The objection reiterates concerns regarding the number of staff likely to be present on site at any one time and the capacity of the existing driveway, which the objector states can accommodate approximately six vehicles in a tandem arrangement. Concerns are raised regarding		

	manoeuvring within the site during shift changes, potential overspill parking onto New Road, and the ability of the site to accommodate visiting professionals and service vehicles.
Parish Council:	No comments received.

Site Visit:	Yes ☒	No ☐
Details: 30 th October 2025.		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> 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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 2)

Assessment: <u>Site context and surroundings</u> The application site comprises a detached two-storey building located on the eastern side of New Road. The building is finished in white render and includes an existing single-storey projection to the rear and side. A hardstanding area to the front and side of the property provides off-street parking. A public car park adjoins the southern boundary of the site and serves the wider local area. The surrounding area is predominantly residential, with some local shops located within walking distance. <u>Background</u> The property has historically operated as a small residential care home (Use Class C2) comprising a mixture of ground and first-floor accommodation. Earlier planning records indicate that the building functioned as a six-person shared home for adults with learning difficulties. More recent information provided by the applicant confirms that the property was registered with the Care Quality Commission (CQC) and operated as a six-bed residential care home until its closure in 2022. The property has not been used for any alternative purpose since that time. On the basis of the available evidence, the existing lawful planning use of the property is accepted as Class C2. <u>Proposal</u> The application seeks planning permission for the construction of a single-storey rear extension to provide a ground-floor bedroom, a garden room, a staff WC and laundry facilities, together with internal reconfiguration. The property would continue to operate as a six-bedroom care home across both floors. The proposal only relates to an extension to the existing building. No change of use forms part of the application, and no alterations are proposed to the existing access or parking arrangements at the front of the site. The proposed extension would replace the existing single-storey rear and side projection and would measure approximately 17.8m in width, projecting slightly beyond the existing side elevation. The extension would have a flat roof incorporating a roof lantern and full-

height glazing to the rear elevation. External materials comprise white render and horizontal timber cladding.

Policy and Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 2) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain a uniformity in building heights on each side of the street.
 - iii) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- Owing to its position, the proposed extension would have limited visibility from New Road. While a small section would project beyond the side elevation and be visible from the public realm, it is set well back from the highway and would not appear unduly prominent. The resultant appearance of the property within the wider street scene would remain broadly unchanged.
- The flat roof design, together with the use of white render and horizontal timber cladding, is appropriate in the context of the existing building and would not detract from its overall appearance. The flat roof form also assists in keeping the height and bulk of the extension subordinate to the host dwelling.
- The scale and footprint of the extension are relatively substantial. However, the rear garden is capable of accommodating the development without resulting in a cramped layout or the overdevelopment of the plot. The extension also replaces the existing single-storey side and rear projection, which helps to offset the overall increase in footprint.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The most directly affected neighbouring property would be 59 New Road, as the southern side of the site adjoins a public car park. However, due to the height, siting and separation of the proposed extension from the site boundaries, the development is not considered to result in any material loss of light or outlook for No. 59.

- The proposed windows and glazing are mainly positioned to face into the rear garden, and no side-facing windows are proposed towards No. 59. As such, the development would not give rise to a loss of privacy for the neighbouring property.
- The use of the property as a residential care home is longstanding, and the proposal does not increase bedroom numbers beyond the historic level. While staffing arrangements provide for 24-hour care, the internal reconfiguration and extension are not considered to materially alter the level of activity or noise associated with the established lawful use.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- Concerns have been raised by neighbouring residents regarding historic on-street parking and the potential for increased demand associated with shift changes and visitors. These comments are acknowledged. However, the proposal does not introduce a new use and does not increase resident numbers beyond the previously established level.
- The property benefits from a long-standing lawful use as a six-bed residential care home (Class C2). The submitted Operational Statement confirms that approximately 6–8 staff may be present on site at any one time, although not all staff drive, and visitor numbers are expected to be low and typically limited to one family at a time. No residents have access to vehicles. Staffing patterns are also staggered throughout the day, which is expected to distribute vehicle arrivals and departures.
- The existing driveway provides capacity for approximately five to six vehicles, and no alterations are proposed to the site access. In addition, the site is located immediately adjacent to a public car park, and the surrounding area benefits from pedestrian links to local shops and public transport, providing opportunities for staff to travel by alternative modes.
- Given the established C2 use of the property, the level of on-site parking provision, and the availability of nearby public parking and sustainable transport options, the proposal is not considered to result in highway safety or parking impacts of a level that would warrant refusal.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐