

PLANNING STATEMENT

DECEMBER 2025

132 NUTBEEM ROAD
EASTLEIGH
SO50 5JT

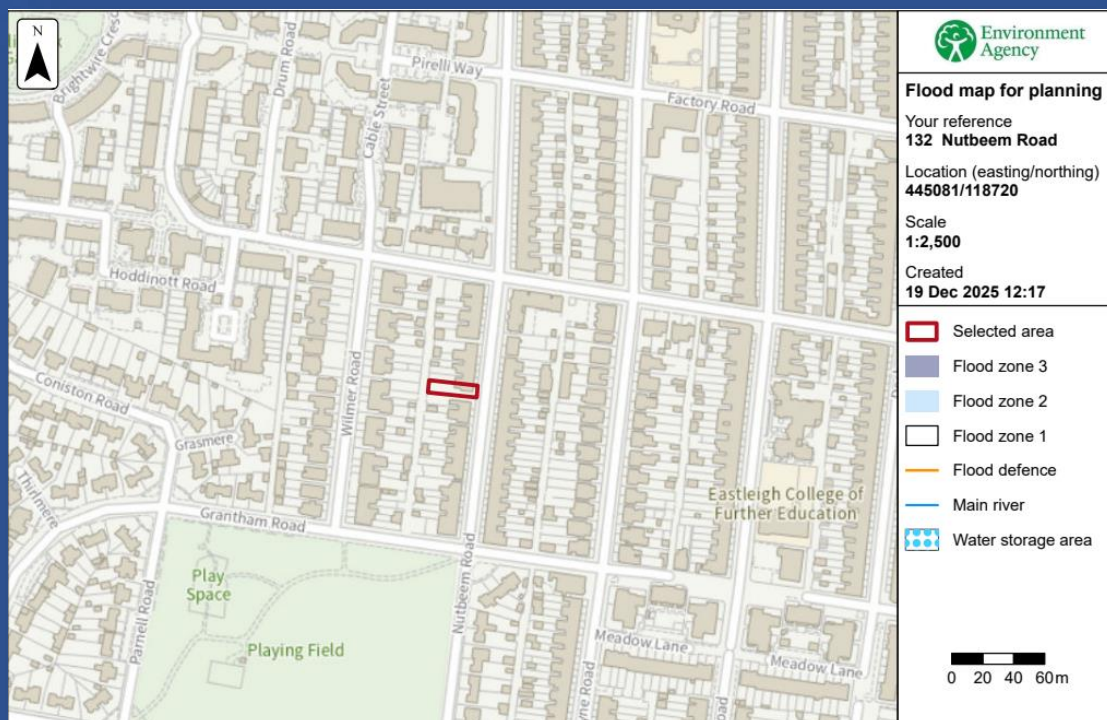
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1. INTRODUCTION

- 1.1. Applecore PDM have been instructed to submit an application for planning permission to Eastleigh Borough Council (the LPA) with regard to the further redevelopment of 132 Nutbeem Road.
- 1.2. Applecore offer a range of architectural and planning services and look to work proactively with the LPA to secure an acceptable development.

2. SITE DESCRIPTION

- 2.1. The application site is a two-storey terraced property, on a site of around 270m², located on the western side of Nutbeem Road between the junctions of Blenheim Road to the North, and Grantham Road to the South.
- 2.2. The property is brick built, with a bay window, and has recently been extended to the side and rear.
- 2.3. To the rear is a reasonably sizable garden, with provision in place for the parking of two cars.
 - 2.3.1. The rear parking can be accessed through a service road running between Blenheim Road and Grantham Road.
- 2.4. The surrounding area is predominantly residential in nature, but also close to a range of amenities and open spaces.
- 2.5. According to the governments flood map for planning, the property is in Flood Zone 1, meaning it has a low probability of flooding from rivers or sea. The same mapping service also confirms that there is no current risk from surface water flooding, and the property is not in a Critical Drainage Zone.



2.6. The property is not listed and is not in a Conservation Area. The proposed development is not considered to be detrimental to the settings of any heritage assets, the closest of which are listed in the table below:

TYPE	NAME	LOCATION
CONSERVATION AREA	BISHOPSTOKE	1.39KM NORTH-EAST
GRADE II LISTED BUILDING	EASTLEIGH WAR MEMORIAL	520M NORTH EAST
GRADE II LISTED BUILDING	EASTLEIGH RAILWAY STATION	520M NORTH EAST

2.7. The site is around a 10-minute walk from Eastleigh Railway station, as well as the bus station.

2.7.1. Railway travel offers direct journeys across Hampshire and Wiltshire, and to London.

2.7.2. Buses can be taken to Southampton and Winchester.

2.8. Close to the site is a shopping precinct, as well as the Swan Centre, both of which offer all the amenities associated with such areas.

2.9. The property has a **Walk Score of 81**, making it a 'very walkable' location where most errands can be accomplished on foot.

3. PLANNING HISTORY

3.1. A desktop study of the LPAs online register of planning applications confirms the following history of relevance for the property:

- F/24/98493 - Change of use from dwellinghouse (Class C3) to a six bed house in multiple occupation (Class C4), to include construction of two storey side/rear extension and rear facing dormer – Approved 9th January 2025
- H/24/98092 - Two storey side/rear extension and loft conversion to include a rear dormer window – approved 7th November 2024

3.2. The development(s) described above have now been implemented in full.

4. PROPOSED DEVELOPMENT

Now all physical alterations have been completed as approved, the purpose of this application is to apply a minor increase in occupancy levels to the property, with an increase from six unrelated individuals, to eight.

EXTERNAL ALTERATIONS

No modifications are required.

INTERNAL ALTERATIONS

A simple repurposing of two ground floor rooms is proposed. No physical changes are required to the approved and existing layout. The property will still provide adequate communal space for the number of occupiers.

5. PLANNING POLICY

5.1. Along with the aims and objectives of the NPPF (2024), policies from the Eastleigh Borough Local Plan have been considered. Relevant policies and documents include:

- S1 – Sustainable Development**
- S2 – Approach to Development**
- S3 – Location of New Housing**
- DM1 – General Development**
- DM2 – Environmentally Sustainable Development**

- **DM3 – Climate Change**
- **DM8 – Pollution**
- **DM14 – Parking**
- **DM23 – Residential Development Within Urban Areas**
- **DM30 – Internal Space Standards**
- **SPD – Quality Places**
- **SPD– Parking Standards**

6. SPACE STANDARDS

6.1. The following table demonstrates how the proposed development complies with both the nationally described space standards for new dwellings, as well as Eastleigh Borough Councils own Amenity & Space Standards for Houses in Multiple Occupation document. The nationally described space standards only cover a maximum 6 bedroom/8 person scenario, so there is no collective floorspace with which to compare. However, all individual bedrooms exceed the NDSS, and the locally described space standards.

ROOM	EBC STANDARDS	NDSS	PROVIDED
BEDROOM 1	6.51m ²	7.5m ²	11.43m ²
BEDROOM 2	6.51m ²	7.5m ²	14.01m ²
BEDROOM 3	6.51m ²	7.5m ²	12.45m ²
BEDROOM 4	6.51m ²	7.5m ²	10.74m ²
BEDROOM 5	6.51m ²	7.5m ²	13.29m ²
BEDROOM 6	6.51m ²	7.5m ²	16.63m ²
BEDROOM 7	6.51m ²	7.5m ²	12.14m ²
BEDROOM 8	6.51m ²	7.5m ²	11.00m ²
KITCHEN/COMMUNAL (COMBINED)	10m ²	-	32.77m ²
BATHROOMS (ENSUITE)	2no. Bathrooms	-	8no. Ensuites

7. CONCLUSION

- 7.1.** The proposal will comprise a minor increase in occupancy to a recently developed high standard of residential accommodation. It is considered to be compliant with local policy and national standards.
- 7.2.** It is considered that the proposed development is acceptable in planning terms, and therefore planning permission should be granted.