



Planning Statement 36 Leigh Road, Eastleigh, SO50 9DT

INTRODUCTION

This statement supports a Planning Application at 36 Leigh Road, Eastleigh. This application is made by Applecore PDM on behalf of Mr Jonathan Rees.



Figure 1: Image of Front of Existing Property. Taken from Google Maps

PLANNING POLICIES AND DOCUMENTS RELEVANT TO APPLICATION

- Eastleigh Local Plan 2016 -2036

National Planning Policy Guidance/Statements

DM1 – General criteria for new development
DM2 – Environmentally sustainable development
DM3 – Adaption to climate change
DM6- Sustainable surface water management
DM8 – Pollution
DM11 – Nature Conversation
DM13 – General development criteria
DM14 - parking

Supplementary Planning Documents

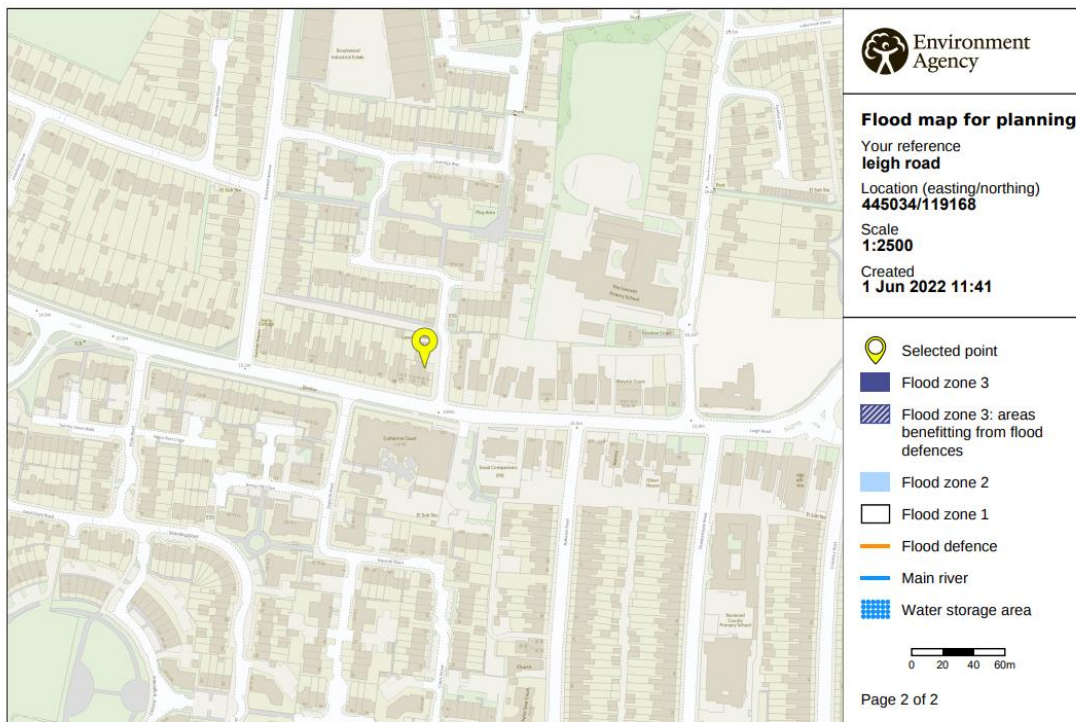
Quality Places
Environmentally Sustainable development
Biodiversity

LOCATION

This application relates to a site within the town of Eastleigh, located along the A335 with easy access to the local town and accessible transport nearby. The site is currently occupied by an insurance company and used as office building.

Leigh Road is a mix of different units that include residential housing and other businesses of a similar nature to the insurance company.

The site falls outside of any of the conservation areas within Eastleigh and the local area and is located within an area with low probability of flooding (Environment Agency, 2022)



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There are bus stops and located within a 2-minute walk and an 8-minute walk from Eastleigh train stations meaning easy access to public transport.

PROPOSAL

The proposal consists of remodelling the existing property and extending to provide a more suitable space on the first floor and second floor. The proposal will consist of three-stories and will fit in sympathetically in scale to the neighbouring buildings. The proposal utilises the existing footprint to create the living spaces for an 9 bed HMO.

Aims of the proposed:

- Create larger open plan living space
- Create a rear garden space
- Create an 9-bedroom HMO
- Rear first floor extension
- Loft conversion & gable raise
- Ensure ensuites to all bedrooms

CONTEXT

The buildings current office use is for Noyce Insurance Solutions Limited, the company was established in 2002. The building is currently a 2-storey office building with a utility, WC & shower room. There is also a rear garden area as part of the site along with parking. The proposed works will create a 9-bedroom HMO shared living property. There is an increasing demand for shared living properties for young professionals who cannot afford to get onto the property ladder which shared living homes then provide an independent living away from home option. This will also provide a more social experience than a similarly priced, single studio would provide. The immediate area is characterised by a large number of flats which could be unaffordable to a single young professional and this proposed house in multiple would help in providing an alternative housing option, thus contributing to providing mixed and balanced communities.

PHOTOGRAPHS TAKEN FOR 36 LEIGH ROAD.



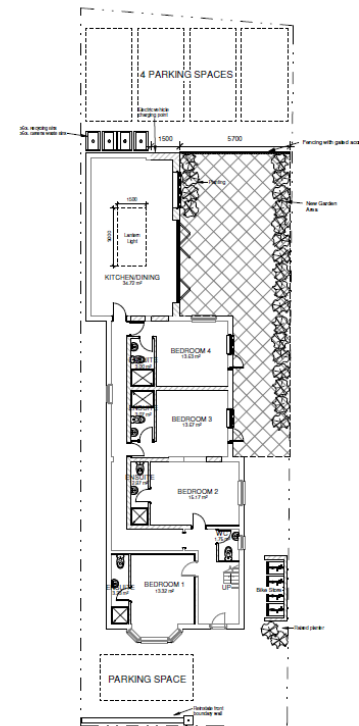
DESIGN

Ground Floor:

The proposed design largely uses the existing external footprint of the building, though increases the width of the single storey element to the rear.

There is currently existing drainage for WC on the ground floor which will be utilised in the new design. The ground floor would provide space for 4 bedrooms with ensuites, along with a communal area and a separate WC. There is also an enclosed garden areas and 4 parking spaces provided at the rear of the proposed dwelling. An electric car charger will also be provided.

The front boundary wall is proposed to be reinstated in a matching brickwork, which would provide an attractive addition to the front of the property.



① **Proposed Ground Floor**
1 : 100

First Floor:

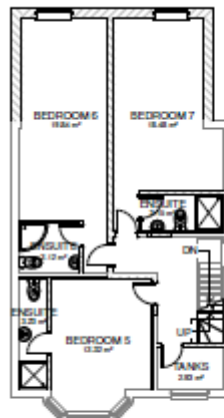
The first floor will provide a further 3 large bedrooms with ensuites. The proposed design would require a first-floor extension over the rear of the building.

Second Floor:

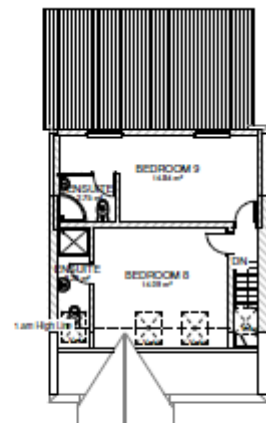
The proposed second floor would provide another 2 large bedrooms also with ensuites.

Ridge Height:

The proposed plans provide the dwelling with an additional floor; this would require the current hipped roof to be changed to a gable roof.



② **Proposed First Floor**
1 : 100



③ **Proposed Second Floor**
1 : 100

Street Scene:

The overall street scene will differ marginally with the change of roof but will not change the overall mass and style of the street. It is considered there is no detrimental impact on the neighbouring properties above that of the existing dwelling.

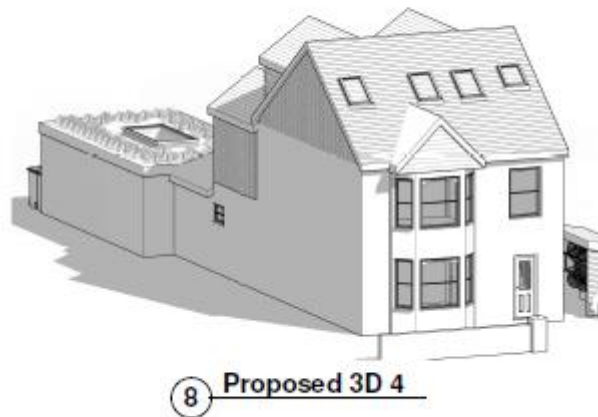
The kitchen will be finished to a high standard and designed to encourage social interaction amongst tenants.



(Proposed kitchen layout- provided by Elliots)

MATERIALS

- The proposed materials are all to match existing and with blend in to the host dwelling. A sedum green roof has been proposed on the rear single storey extension. This will help with energy loss and sound insulation to the communal area whilst providing a more visually appealing finish.



RESPONSE TO HMO STANDARDS

In line with national HMO standards for minimum sleeping room sizes, all 9 of the bedrooms within the proposed HMO exceed the minimum requirements for a single person over the age of 10 years

3.4 What is the minimum sleeping room size?

The minimum sleeping room floor area sizes (subject to the measurement restrictions detailed in the paragraphs below) to be imposed as conditions of Part 2 licences are:

- 6.51 m² for one person over 10 years of age
- 10.22 m² for two persons over 10 years

Figure 4: HMO Bedroom Size Standards (Ministry of Housing, Communities & Local Government, 2018)

(Figure 6) (Ministry of Housing, Communities & Local Government, 2018) The proposed bedrooms are for single use only.

All ceiling heights throughout are 2.3m or higher, to allow sufficient head height.

A large communal area with a spacious food preparation area, is proposed.

Requirements for bathroom facilities have been exceeded, providing each bedroom with their own ensuite.

ACCESS

The proposed access will remain the same, access is also provided to 4 parking spaces at the rear of the property. Access to the ground floor property has been provided by the existing entrance. The public highway will remain untouched and the pavement will remain. Cycle storage is proposed to the side of the property.

LANDSCAPING & BOUNDARY

A communal garden area is proposed to the rear of the property. A raised planter is proposed to the front of the property to provide natural screening to the cycle storage

ECOLOGY & BIODIVERSITY

No protected species will be affected by these proposals.

The proposed green roof will provide multiple benefits

- provide important microclimates for insects, bird life and other species.
- Green Roofs can positively affect the heat produced by urban environments, (the Urban Heat Island).
- Green Roofs significantly reduce the surface run off of rainfall.
- Green Roofs and walls can also improve the quality of water and it is possible to use this run off rain water for other uses, (internal water usage, for example flushing toilets).
- They can also significantly reduce the need for air conditioning and can provide a degree of insulation in winter. This is also known as green roof insulation.
- Green Roofs can also help provide sound insulation using the combined effect of soil, plants and trapped layers of air. The base the plants grow on tend to block the lower sounds, while the plants growing above block the higher frequencies.
- Green Roof systems have been shown to substantially increase the life of waterproofing membranes lying at the base of the roof.
- Green Roofs can improve air quality due to the filtering mechanism of the plants and substrate.
- More visually appealing outlook for the upper floor tenants and the surrounding buildings

CONCLUSION

The proposed plans largely utilise the existing footprint of the building, the proposed extensions and alterations will not affect the street scene view. The additions to the property are to the rear and there will be no harm caused to the existing street scene. All proposed materials will match the existing in style material and colour. The proposed conversion to a House in multiple occupation will provide a high-end living option for 9 young professionals. The house is extremely spacious with 9 large ensuite bedrooms. Size standards far exceed any required sizes.

No changes are to be made to the highway.

The proposed works will not cause any harm to the surrounding area and is not contrary to policy & there were significant changes to the design following the pre-application advice received from Gary Osmond. Therefore, the application is thought to be acceptable.

REFERENCES

Environment Agency, 2022. *Flood map for planning*, London: Environment Agency.

Ministry of Housing, Communities & Local Government, 2018. *Houses in Multiple Occupation and residential property licensing reform*, London: OGL.

Amenity & Space Standard – Eastleigh Borough Council -
<https://www.eastleigh.gov.uk/media/9655/hmo-amenity-space-standards-2021-accessible-version.pdf>