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*Economy, Transport and Environment Department  
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*Enquiries To* Matt Grantham

*My reference* 047541

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*Your reference* F/22/93876

*Date* 11 October 2022

*Email* [eastleighdc@hants.gov.uk](mailto:eastleighdc@hants.gov.uk)

Dear Mr Osmond,

**BASSETT HOUSE, 36 LEIGH ROAD, EASTLEIGH, SO50 9DT**

**Conversion of existing offices to a Sui Generis HMO, including ground and first floor rear extensions and alterations to the roof, including raising the ridgeline and provision of dormers to provide second floor accommodation, together with ancillary amenity space, parking, bin and cycle storage**

In regard to application F/22/93876, there is no objection in principle to the application from a highways perspective, however it is recommended that:

**Vehicle Parking:**

5 vehicle parking spaces are proposed for the nine flats, and whilst for EBC to review as Local Parking Authority, it would be recommended that a Parking Management Plan is requested in order to ascertain how residents will allocated a space. Without this, there will likely be conflict and confusion if (for instance) more occupiers own vehicles than there is space for. An unallocated quantum such as 5 is not substantial enough for unallocated parking to work.

Additionally, as new build and /or conversion of an existing building, the applicants should be made aware that future occupiers will not be permitted to join the Controlled Parking Zone and so will not be issued with parking permits.

*Director of Economy, Transport and Environment*  
**Stuart Jarvis BSc DipTP FCIHT MRTPI**

**Cycle Parking:**

Given the site location, and lack of vehicle parking, cycle use would be anticipated to be high, and so a minimum of 1 cycle space per independent room / dwelling would be required in accordance to the EBC Parking Standards. It does not appear from plans that this is the case, and this should be amended.

Yours sincerely,

Matt Grantham

*Director of Economy, Transport and Environment*  
**Stuart Jarvis BSc DipTP FCIHT MRTPI**