

DELEGATED OFFICER REPORT

Application Ref: F/22/93744

Site Address: 156 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QX

Case Officer: Rachael Morris

Description: Change of use from C4 HMO to Sui Generis HMO for more than 6 persons with cycle store to rear

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Air Quality Management Area • Aviation safeguarding		

Planning History?	Yes ☒	No ☐
• LDC/21/91685 - Lawful Development Certificate for a proposed use: change of use from C3 residential to C4 house of multiple occupancy – Certificate issued – Dec 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	208 Market Street. Objection. The design is not sympathetic to the surrounding terraced houses. That part of Eastleigh was built in the railway heyday and every attempt should be made to keep the architecture in the same vein. There are too many CMOs in Eastleigh, cramming many individual people into what family homes were. The occupants are often transient, do not upkeep the outside of their properties, bins are usually overflowing and ultimately lead to the building becoming an eyesore. Not a good advertisement for Eastleigh, as the front of the property can be viewed by road and rail passengers.		
Parish Council:	No Comment		
Southampton Airport:	The proposed Change of use from C4 HMO to Sui Generis HMO for more than 6 persons with cycle store to rear at 156 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QX, has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.		
Housing Enforcement:	The size of the additional 7th bedroom proposed along with the 6 existing are all of sufficient size. The number of bathrooms & W/Cs are adequate for the potential number of occupants and the size of the kitchen and facilities provided within are also sufficient. I am satisfied that the proposal would meet the Council's required HMO space & amenity standards. It should be made clear that if planning is granted the landlord will also have to submit an application for a variation to the existing HMO licence to maintain compliance and the additional bedroom should not be occupied before any such varied licence has been granted & issued.		
Environmental Health:	The impact of noise and air quality (vehicular emissions) will likely harm dwelling occupiers. Increasing the number of occupiers		

	increases the risk or number harmed. The magnitude of impact through the A335 Southampton Road corridor is significantly adverse and recognised through designation of Noise Important Area and Air Quality Management Area within which the property locates. Growth in area points to pollution levels sustaining or increasing for years into the future. If planning permission were to be granted (that it could be disallowed), we require conditions for noise insulation and a means of mechanical ventilation drawing fresh air from the rear façade for example. These are solutions implemented for HMOs elsewhere in Eastleigh where noise and air quality are similarly adverse. Noise and air quality impact assessments are therefore necessary and would include for example measurement of noise in the front rooms to see if the existing double glazing provides sufficient sound insulation. The windows appear recent. If the applicant is unwilling to provide assessments, our consultation response is an objection. <u>06/10/2022</u> <u>LPA response:</u> Through discussion with the agent and the environmental health team, it has been agreed that fitting fresh air supply vents to the front two rooms that are currently occupied is a suitable method of mitigation and there is now no objection.
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Site Visit:	Yes ☐	No ☒
Details: The site could be suitably assessed through the use of the material submitted and online resources.		

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, DM8, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM8, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> - The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> - The proposal to change the use from a C4 HMO to Sui Generis HMO for more than 6 persons with a cycle store to rear is suited to the host dwelling. - The additional bedroom would not create a harmful impact to the main dwelling and this aspect of the proposal would not create a change to the general appearance of the dwelling from the street scene. - The proposed cycle store is a modest addition and will support sustainable transport. The main dwelling is well placed in a sustainable location close to Eastleigh Town Centre as well as local bus stops and Eastleigh Train Station. - The design and layout respect the character and appearance of the locality.

- The proposal is being supported with 2.no fresh filter acoustic vents to Bedroom 5 and Bedroom 6 (1.no in each room) to provide fresh air and reduce noise and pollution levels. This is shown on the proposed approved plan.

Residential amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The proposed 7th bedroom is being provided in an existing living room/lounge on the ground floor. This will not result in unacceptable overlooking to neighbouring properties and would not convert to a use that would be considered unsimilar to its existing use.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...