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Application	F/23/94574
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Wednesday 15 March 2023

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/23/94574

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 24 January 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Change of use from C4 HMO to sui generis HMO for more than 6no, unrelated persons.
Site: 29 TWYFORD ROAD, EASTLEIGH, SO50 4HD

For the following reasons:

- 1 The proposed development could cause material harm to the living conditions of future occupiers of the property in respect of internal space and cramped living conditions contrary to local plan policies DM1 and DM30 of the Eastleigh Borough Local Plan (2016-2036), the Quality Places SPD and the National Planning Policy Framework.
- 2 Due to the increase the potential occupiers the proposed development is considered an undesirable and over-intensive use of the existing property having a harmful impact upon the amenity of neighbouring properties contrary to Local Plan Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.
- 3 The proposed development fails to provide adequate provision for on-site car parking and would therefore have the potential to adversely affect highway safety and traffic management contrary to Local Plan Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes