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|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Application    | F/23/94920                                                                 |
| Please ask for | Alex Webb                                                                  |
| Direct dial    | 023 8068 8134                                                              |
| Working hours  | Mon to Fri 8:30am to 5pm                                                   |
| Email          | <a href="mailto:alex.webb@eastleigh.gov.uk">alex.webb@eastleigh.gov.uk</a> |

Friday 26 May 2023

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

Application No. F/23/94920

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 March 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 6 No unrelated persons (Resubmission F/23/94574)  
**Site:** 29 TWYFORD ROAD, EASTLEIGH, SO50 4HD

For the following reasons:

- 1 The proposed intensification of the use of the building would result in inadequate living conditions for the number of future occupants due to the overdevelopment of the site and lack of useable communal amenity space provision contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Quality Places SPD and the National Planning Policy Framework.
- 2 Due to the layout and number of potential occupiers the proposed development would have a significant an impact on amenity of future occupants and neighbouring properties due to noise and disturbance contrary to policy DM8 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes