



Design and Access Statement

29 Twyford Road Eastleigh SO50 4HD Change of use from C4 HMO to Sui Generis HMO for more than 6 unrelated persons.

Client:	Mr Lewis Bowers
Date of Survey:	21st March 2023
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1.0 Introduction

Instructions were received from Mr Lewis Bowers to prepare a planning application for change of use from C4 HMO to Sui Generis HMO for more than 6 unrelated persons. Site located at 29 Twyford Road, Eastleigh, SO50 4HD.

2.0 Existing Site

The C4 HMO was granted under a certificate lawful development LDC/22/94252.

The building works are currently on going.

3.0 Proposals

The proposal is to add additional bedrooms to make it a larger HMO (Sui Generis). No other changes are required, the works are all internal.

The minimum space requirements for larger HMO social spaces are met.

The bedroom sizes are all between 6.51 and 10.22sqm so all of the rooms are only licensable as single occupancy rooms so the total number of persons is 10 No.

3 No parking spaces have been added to the rear.

Bin and cycle storage is provided.

In excess of 25sqm of amenity space has been provided.