

Osmond, Gary

From: Planning @ Eastleigh Borough Council
Sent: 26 September 2023 11:48
To: Osmond, Gary
Subject: FW: Planning App Consultation Request Internal F/23/96054

Follow Up Flag: Follow up
Flag Status: Flagged

Planning @ Eastleigh Borough Council

Ext.: 8000

From: Housing Standards <housingstandards@eastleigh.gov.uk>
Sent: Monday, September 25, 2023 12:22 PM
To: Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>
Subject: RE: Planning App Consultation Request Internal F/23/96054

Hi Gary

Housing Standards (HMO licensing) teams comments on the above planning application are as follows:

The proposed layout for the additional bedrooms to bring up to 9, looks to be sufficient in provision of amenities. The bedrooms all look to be above the minimum size of 6.51m² and all are considered suitable to be occupied by single adult. The communal area provision within the dwelling within the basement, looks to be adequate size and layout for the number of proposed persons.

Fire Concerns identified from layout in terms of means of escape from the basement, may be mitigated through secondary means of escape through the newly formed window, to a place of safety

A Grade A LD2 Automatic Fire Detection system will be required to incorporate all floors and risk rooms. Emergency lighting will also be required

In light of the above, we have no objections to the proposed plan for 9 person HMO as set out.

Regards
Aaron

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>
Sent: Thursday, September 21, 2023 11:10 AM
To: Environmental Health Direct @ Eastleigh Borough Council <Environmental.HealthDirect@eastleigh.gov.uk>; Housing Standards <housingstandards@eastleigh.gov.uk>
Subject: Planning App Consultation Request Internal F/23/96054

Application No: F/23/96054

Address: 44 TWYFORD ROAD, EASTLEIGH, SO50 4HJ

Description: Alterations to the front elevation to create a bay window in the basement, new larger dormer to the rear and change of use of the premises to 9 bed HMO.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to

make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: gary.osmond@eastleigh.gov.uk

Phone/Ext: 023 8068 8490

Kind regards

Planning