

## DELEGATED OFFICER REPORT

**Application Ref:** F/23/95810

**Site Address:** 102 ARCHERS ROAD, EASTLEIGH, SO50 9BD

**Case Officer:** Rachael Morris

**Description:** Change of use from C4 HMO to Sui Generis HMO for more than 6 persons (no change to bedrooms)

|                                     |                                                |                                    |
|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| • Within the Urban Edge             |                                                |                                    |

|                          |                                     |                                               |
|--------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
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| <b>Publicity:</b>                  | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:                   | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                             |                                           |
| Parish Council:                    | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                             |                                           |
| DFG & Housing Enforcement Officer: | <ul style="list-style-type: none"><li>• The property of 102 Archers Road SO50 9BD is a currently licensed HMO.</li><li>• It is currently licensed for maximum of 8 persons in 6 household - allowing for any two of the bedrooms out of bedrooms 1, 4, 5 or 6 to be occupied by 2 persons at any one time (it should be noted that the floorplan provided under the HMO licence has bedroom 3 and 4 labelled the other way round).</li><li>• We are satisfied that the layout of the property is appropriate and there is sufficient amenity and space provision for up to 8 persons.</li><li>• Since the property has been licenced, we have had no complaint reports or reason to have concern over the management or condition of the property.</li><li>• As it is not proposed under this application for any increase in number of persons to that already licensed the Housing Standards Team has no objection to this application.</li></ul> |                                             |                                           |

|                     |                                                |                                    |
|---------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 08/09/2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                     |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                     |
| <b>Development Plan:</b><br>The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                              |

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| <b>Assessment:</b>                                                                                                             |
| The development is considered acceptable and complies with policies DM1, 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.

#### Design and layout

- The proposal to change the use from a C4 HMO to Sui Generis HMO for more than 6 persons is suited to the host dwelling.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.
- The additional occupiers to existing bedrooms 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.

#### 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 change in occupancy will be accommodated by existing bedrooms by having some bedrooms change from 1-person to 2-person occupancy. Therefore, there is no proposed change in the perceived overlooking to neighbouring properties.

#### 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 ...