

Planning Statement



44 Queens View
Netley
Southampton
SO31 5EA

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Proposed Change of Use from C3 Dwellinghouse to 7-Person, 5-Bedroom HMO

1. Introduction

The application proposes the change of use of 44 Queens View, Netley Abbey (currently a 5-bed C3 dwelling) to a 7-person House in Multiple Occupation (HMO, Sui Generis). All externally approved works (per extant permission H/24/97974, a two-storey extension) are retained, with only internal reconfiguration to create the HMO layout. The proposal provides high-quality shared accommodation while respecting the existing building and neighbourhood. The following Design and Access and Planning Statement demonstrates that the scheme complies with all relevant policies and standards, and avoids the issues identified in a recent refusal, drawing on local precedents and Eastleigh's HMO guidance.



Nos. 42 (Now extended left to fill plot), 44 (outlined red dashed) and 46 Queens View Road

2. Site and Surroundings

44 Queens View is a detached house with garden in Netley Abbey, within the built-up area of Eastleigh Borough. Netley Abbey is an established settlement with services; the site is not in a designated countryside gap or Special Policy Zone. The Council's online HMO mapping (HMO Checker) confirms no licensed HMOs within 100m of the site, so the proposal would not create an HMO cluster or concentration issue.

The surrounding area comprises many semi-detached single homes of similar scale and form. No. 44 has two existing storey-storey extensions on it's south-western elevation, joining with similar extensions of No.48. There is also a single storey conservatory to the rear of No.44. All of these piecemeal extensions will be demolished as part of the already approved works, stepping back from the south-west boundary and reversing the 'terracing' effect, whilst providing a more coherent streetscene. No. 42 - No. 44's semi-detached twin - has already been extended to it's North eastern boundary, with an additional large rear ground floor extension.



3. Planning History

Two recent applications are material to this proposal.

- Application H/23/95750 sought to change the dwelling to an HMO but was refused, primarily due to internal amenity and parking/layout limitations within the existing unextended property.
- Application H/24/97974 was subsequently approved, granting a two-storey side extension, rear extensions and associated works. This extant permission (now under construction) creates a five-bedroom dwelling comprising three single rooms and two double rooms, together with an improved internal layout and three off-street parking spaces.

The proposed HMO retains exactly this same five-bedroom configuration. There is no increase in bedroom numbers; the proposal simply formalises occupation as a 7-person HMO (three singles + two doubles). The current application therefore sits directly within an already accepted building envelope and parking arrangement, addressing the amenity shortfalls identified in the earlier refusal.

4. Planning Precedents

To guide this application, three recent HMO cases in Eastleigh are considered:

- **F/25/99368 – The Hawthorns, Maddoxford Lane, Botley (refused)**. This proposal sought to change a 6-bed, 6-person HMO (Class C4) into a 10-person, 6-bed HMO (sui generis). The Council refused permission (16 Jun 2025). Local comments noted “concerns that there are not adequate washing facilities or a right to privacy” in the intensified scheme. In other words, the scale of intensification (6→10 persons) and insufficient amenity provisions led to refusal. By contrast, the current proposal does not increase occupancy over the already approved extension, a much smaller intensification. Importantly, we provide full amenity facilities (as explained below) to address exactly the issues raised in that refusal.
- **F/18/84378 – Partlands, 2 Lowford Hill Close, Bursledon (approved)**. In this case a similar C3 dwelling was converted to a multi-occupancy use. The application was granted permission (2019) as a full planning application. The circumstances resemble the current proposal in that a large house was successfully used as an HMO. Its approval demonstrates Eastleigh’s acceptance of HMOs of modest scale in suitable locations. The present scheme is of comparable scale and character, and likewise provides appropriate facilities, so it follows the same principle of compliance as the Partlands case.
- **F/15/75934 – Kimber House, 68–70 Bursledon Road, Hedge End (approved)**. This was a change of use from a 7-bed care home (C2) to one 3-bed C3 dwelling and one 8-bed HMO (Sui Generis), including bin and cycle stores. Eastleigh’s Highways and Planning Committee raised no objection, and permission was granted. Key to this approval was provision of adequate shared facilities (e.g. waste store, cycle storage) for the 8-bed HMO. Our proposal similarly includes proper refuse and cycle storage (see Section 8) and provides one bedroom per occupant. In this way it follows the successful model of the Kimber House approval, ensuring that the number of residents is accommodated by sufficient amenities and storage.

In summary, the current HMO proposal is smaller in scale than the refused Botley example (7 persons vs 10) and provides the necessary amenities to avoid the previous refusal reasons. It is fundamentally analogous to the approved Bursledon case: reasonable conversions of family homes to 7–8 bedroom HMOs with proper facilities. This strong planning precedent supports a favourable view of the scheme.

5. Policy Context

The proposal is assessed against the Eastleigh Borough Local Plan 2016–2036 (adopted 2022) and relevant SPD. Each policy is addressed as follows:

- **Policy S1 (Delivering Sustainable Development):** This overarching policy requires development to meet the Borough's environmental, social and economic objectives. The proposal is sustainable: it uses an existing house (conserving land and resources), provides housing (supporting local housing supply in an accessible location), and causes no harm to the environment. The scheme satisfies all three pillars of sustainable development – economic (investment in improving the property), social (providing quality rental accommodation with modern facilities), and environmental (retaining built area, no new land take). Thus it aligns with S1's aim of "delivering sustainable development" across the Borough.
- **Policy S2 (Location and Hierarchy of Development):** S2 directs new housing primarily to defined urban areas and settlements with facilities, and protects the countryside and gaps. Queens View is within Netley Abbey – a defined settlement in the hierarchy. The proposal is essentially an infill conversion within the built environment (not an outward expansion into protected land). No green gap or open countryside is involved. Therefore the proposal accords with the spatial strategy of S2 by making efficient use of an established location. It does not conflict with any special designation (the site is outside any Green Belt or strategic gap) and thus fully complies with S2's locational requirements.
- **Policy DM1 (General Development Criteria):** This policy sets out broad criteria for all development. It states that new development should "not have an unacceptable impact on, and where possible should enhance: (a) residential amenities of both new and existing residents; [and] (b) the character and appearance of urban areas". It also requires taking account of site context and delivering a high quality of design. In our case, the scheme retains the building's approved scale and appearance (no changes to the exterior are proposed beyond the permission already granted). It will therefore have no adverse impact on street character or neighbours' outlook; the building continues the existing form on Queens View. Internally, privacy distances to adjacent gardens remain as existing (with appropriate window positions maintained). The scheme will meet or exceed all normal building regulations (sound insulation, natural light etc.), so the residential amenity of both future HMO occupants and existing neighbours will be maintained or improved.

Importantly, DM1 also requires compliance with parking and highway safety (see DM14 below), and with quality/character design guidance (Eastleigh's Quality Places SPD). The proposal satisfies DM1 by providing parking on site and by preserving the character of the area. The high quality of the existing approved extension will be matched internally to deliver a well-designed shared living environment. In short, the conversion is compatible with the building's context and will comply with all aspects of policy DM1.

- **Policy DM2 (Environmentally Sustainable Development):** DM2 sets standards for new development's environmental performance (e.g. water efficiency, energy use, sustainable drainage). The approved extension (H/24/97974) was designed to meet current standards; the HMO conversion will continue this approach. For example, all new sanitary fittings will be water-efficient (meeting Eastleigh's 110 litres/person/day target), the extension will be fully insulated to high specifications, and the building fabric will incorporate energy-saving measures (e.g. LED lighting, high-efficiency boilers or possibly roof solar panels). These features ensure the development meets the Council's sustainability requirements. Any required condition (from the existing permission) for a sustainability statement will be complied with. Thus the scheme respects the aim of DM2 by incorporating good practice in energy and water use.
- **Policy DM11 (Nature Conservation):** DM11 protects biodiversity and designated natural sites. The policy instructs the Council to "protect, conserve and enhance areas subject to international, national and local nature conservation designations", and to avoid harm to protected species. The site at Queens View is a domestic curtilage with garden lawn and ornamental planting; it does not include any statutory or non-statutory designated habitat (no SSSI, SPA, SAC, or SINC lies on the site). The nearest designated site is the West Wood Local Nature Reserve (~0.4km away). The proposal involves no removal of habitat or trees beyond what was already permitted; in fact, the approved scheme included landscaping. We will preserve existing boundary hedges and planting where possible, and can enhance biodiversity with native planting if needed. There will be no disturbance to protected species since the new works are internal. In sum, the development will have no significant impact on biodiversity or designated sites, fully satisfying DM11's requirements.
- **Policy DM14 (Parking):** DM14 requires that new residential development "provide off-highway parking in accordance with the adopted Parking Standards SPD". The SPD sets minimum car and cycle parking for dwellings. In this case, the HMO has 5 bedrooms. Eastleigh's SPD indicates that a house of this size should provide approximately 3 off-street parking spaces. 3 off road spaces are already planned under the previous approval, accommodating 3 cars. Thus the scheme meets the minimum car parking requirement of DM14. In addition, the SPD requires secure cycle parking: at least one long-term cycle space per dwelling and typically two spaces for a house with more than one bedroom. We will provide two covered cycle stands (sheffield stands) in the front garden, giving secure storage for occupants' bicycles. This satisfies the SPD's cycle standard. Additionally, existing on-street parking on Queens View is underutilised and the area has good public transport links with many bus stops within 0.25 miles and Netley rail station at 0.4 miles away. Overall, the parking and cycle provision complies with DM14 and the Parking SPD.

6. Eastleigh HMO Amenity Standards (2021)

Eastleigh Borough Council published amenity standards specifically for HMOs, detailing minimum room sizes and facilities. Key requirements include minimum bedroom areas (at least **6.51m² for one occupant** and **10.22m² for two occupants**), sufficient communal kitchens and bathrooms for the number of tenants, and adequate waste and cycle storage. Our scheme meets or exceeds all these standards:

- **Bedroom sizes:** Every bedroom in the converted layout exceeds the statutory minimum size. Eastleigh's guidance notes that it enforces "high physical amenity standards, particularly the minimum room size rules". In our design, each bedroom is generously sized and exceeds the minimum required for its intended occupancy. This ensures each occupant has adequate living space.
- **Kitchen and cooking:** The house will include a large communal kitchen fitted with sufficient appliances and worktop space for seven people. Eastleigh's standards (and the NRLA guidance) suggest multiple sinks, cooking hobs/ovens, and large fridge-freezers for HMOs of this size. We will provide two ovens/hobs, two sinks, and ample food storage – consistent with best practice for a 7-tenant HMO. The kitchen's area is ample to accommodate these facilities without crowding.
- **Bathroom and WC facilities:** The amenity standards require a certain ratio of WCs and washbasins per tenant (one WC per 5 tenants, one shower per 4–5 tenants). Our layout provides two shower rooms (each with washbasin) and three WCs (one separate WC plus one in each shower room), which is generous for 7 people. This exceeds the basic statutory minimum and addresses precisely the kind of concern raised in the Hawthorns refusal. In other words, there will be no queueing for facilities.
- **Laundry and waste:** The standards advise at least one washing machine per five tenants. We have space to include two washing machines (so roughly one per 3–4 tenants). For waste, the guidance simply notes that "adequate waste bins – usually the number or size of bins required depending on the number of tenants" are needed. We will provide a dedicated bin storage area (enclosed shed) with multiple bins (general waste and recycling) sized for 7 people. This ensures refuse storage is fully compliant with Eastleigh's standards.
- **Amenity space and parking (additional aspects):** The house retains a private rear garden of about 200 m² (approximately four times the Council's informal guideline of ~10 m² per bedroom for family homes). This ample outdoor space comfortably serves 7 residents for recreation, meeting any quantitative standard for amenity space. In addition, as noted above, three car parking spaces and storage for two cycles is included, meeting the local Parking SPD.

In summary, the design fully meets Eastleigh's HMO amenity criteria (2021). The bedrooms, kitchens, bathrooms, and stores are all sized and equipped as or above the Council's standards. This demonstrates that the proposed HMO would offer an acceptable living environment for occupants and thus comply with the Council's HMO space and facilities guidelines.

7. Impact on Character and Amenity (Quality Places)

Eastleigh's Quality Places SPD (2011) complements DM1 by emphasizing that development should reflect the local character. The existing street comprises a mix of contemporary and traditional dwellings. Our proposals make no changes to the approved external design or footprint, ensuring the development is visually identical from the public realm to the approved scheme. Important character elements – the building's height, roofline, materials, window proportions and front setback – are all unchanged. The approved modern extension and flat roof forms will remain, which the Council already accepted as fitting the area. In effect, the HMO conversion is "invisible" externally.

Internally, the reconfiguration respects the building's form so that any future resident mix remains compatible with the house scale. There is no creation of external balconies or other features that could look incongruous. The garden fence, landscaping and boundary treatments will remain as approved, preserving the visual amenity of the site. Thus, consistent with Quality Places principles and policy DM1, the development will have no detrimental effect on the character or appearance of the place. On the contrary, by bringing the property into use with good design, it will maintain a well-kept street scene. Neighbouring houses will see no change to their outlook or privacy (distances and angles between windows are as existing).



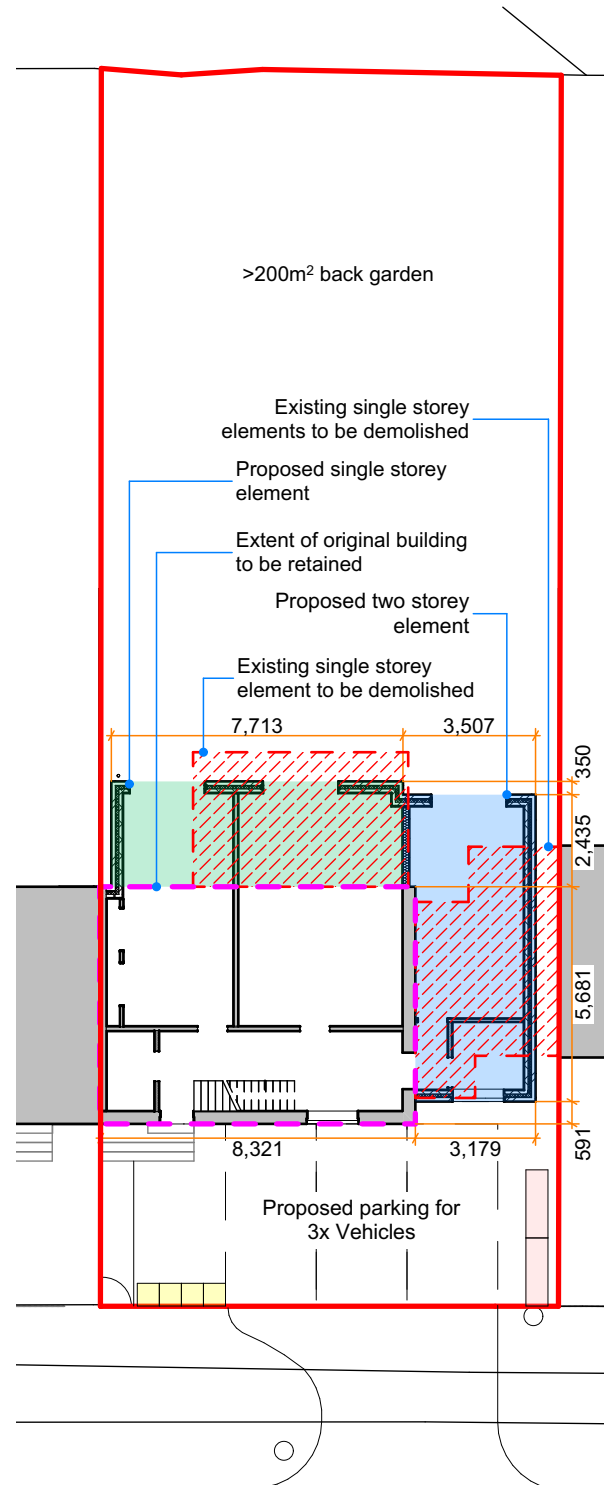
8. Access, Refuse and Cycle Strategy

Access and Parking: Vehicle access is via a new driveway from Queens View as already approved with no additional access points. Visibility splays are already acceptable for a single-house driveway. As noted under DM14, the property provides adequate off-street parking (3 spaces) for its size. Street parking is abundant and under-utilised in Queens View (no controlled zone), so there is no overspill parking issue. The proposal will not generate any appreciable traffic congestion.

Refuse Strategy: A dedicated bin storage area will be provided at the side of the house (as indicated on drawings). This will contain the required bins for the HMO (two 240L general waste bins and two 240L recycling bins, or equivalent) plus space for any compost bins. On collection day, the bins will be placed at the boundary, exactly as the previous house occupants did. The refuse collection service remains unchanged. In this way, waste and recycling requirements for 7 people are fully met, in line with Council guidance. The bin store is convenient for residents and will be screened from the street to preserve visual amenity.

Cycle Parking: Secure cycle parking is provided as required by policy. At least two covered cycle stands (each accommodating one bicycle) will be installed on a hardstanding next to the garage or in the yard. This satisfies the SPD's demand for individual, long-term cycle spaces. More can be added if needed, but the two meets the minimum. The stands are Sheffield-type fixed to the ground and can be covered by a small lockable shelter. This ensures all occupants have the opportunity to store bicycles safely on site. Given Eastleigh's strategy to encourage cycling (SPD section 3), providing for cycles is a benefit.

Overall, the access layout and storage proposals ensure compliance with highways and amenity standards. The highway authority will have no concerns given the modest scale, good visibility, and sufficient parking. Residents will have all essential services – transport, waste, cycles – provided in a normal manner, in line with Eastleigh's standards.



QUEENS VIEW

Site Plan 1:200



9. Conclusion

In conclusion, the proposed change of use at 44 Queens View is fully compliant with the development plan and good practice guidance. It is a sustainable reuse of a family home in an appropriate location, consistent with policies S1 and S2. All key policy criteria are satisfied: the amenities of neighbours are protected (DM1), the building's context and character are preserved, and biodiversity is unharmed (DM11). The scheme explicitly avoids the refusal reasons of F/25/99368 by limiting occupancy to 7 persons and providing ample facilities. It mirrors the successful approaches of earlier approvals (F/18/84378 and F/15/75934) by delivering sufficient space, parking, refuse, and cycle provision.

The conversion also meets Eastleigh's HMO amenity standards: bedroom sizes, kitchen, bathroom, and storage arrangements all comply with or exceed the Council's requirements. The existing approved extension has already been scrutinised under design and sustainability policies, and this application only changes the interior use; no new harm arises from that change. In summary, the development is well-designed, sustainable, and delivers a much-needed form of housing without conflict with local policy or neighbours' amenity. We trust that the Council will find the proposal to be fully policy-compliant and therefore recommend that planning permission be granted.

