

HMO Designers

Response to Public Objections

Planning Application F/26/100751

Site:	41 Archers Road, Eastleigh, SO50 9AQ
Proposal:	Change of use from C3 dwellinghouse to 8 bedroom, 8 person HMO (Sui Generis) with rear dormer and single storey rear extension
Applicant:	On behalf of the applicant
Date:	March 2026

1. Introduction

This document is submitted on behalf of the applicant in response to the 22 public objections received on planning application F/26/100751 for the change of use of 41 Archers Road to an 8 bedroom Sui Generis HMO.

It is important to note that this property already has an established lawful use as a C4 HMO (LDC/25/100443), and the 6.0m single storey rear extension has already been approved under prior notification (PN/25/99969). The rear dormer was also approved as part of the C4 LDC. This application therefore does not introduce any new external or structural changes beyond what has already been consented. The sole change is an increase from 6 to 8 occupants.

There is also relevant precedent in the immediate area. Applications F/24/96785 (7 bed Sui Generis HMO), F/22/93744 and F/23/95810 (both C4 to Sui Generis conversions) have all been granted planning permission by Eastleigh Borough Council in recent years.

2. Parking and Highway Safety

Parking is the most commonly raised concern. The site is located within walking distance of Eastleigh town centre and railway station, with good access to bus services. HMO occupants, particularly single working professionals, typically have lower car ownership than family households.

The proposal actively promotes sustainable travel. 8 secure cycle storage spaces are provided in the rear garden, and the submitted HMO Management Plan includes a non parking agreement for both tenants and visitors, with visitors required to use nearby public car parks. The management plan explicitly encourages car free living given the sustainable location of the site.

The Residential Parking Standards SPD (2009) does not include a specific standard for Sui Generis HMOs. The Highway Authority will assess the application and provide their professional view. It should also be noted that the

increase from 6 to 8 occupants represents a modest uplift of just 2 additional residents, not a step change in parking demand.

3. Character of the Area and Overconcentration

Several objectors express concern about the impact on the residential character of Archers Road and the number of HMOs in the area. No external changes to the front elevation are proposed. The rear extension and dormer are already approved. The property will continue to function as a residential dwelling, and HMO use is a form of residential occupation.

Eastleigh Borough Council does not have an Article 4 Direction for HMOs, nor a dedicated HMO SPD or formal concentration threshold. The absence of these measures suggests the Council has not identified HMO concentration as requiring specific policy intervention in this area. Notwithstanding this, the approved precedents referenced above demonstrate that the Council has consistently found Sui Generis HMO conversions to be acceptable in the locality.

4. Noise and Disturbance

8 individual adults in shared accommodation do not inherently generate more noise than a family household with children and visitors. The property will be a mandatory licensed HMO, giving the Council ongoing enforcement powers over management, occupancy, and tenant behaviour that simply do not exist for a standard C3 dwelling. Sound insulation will be provided in accordance with Building Regulations.

A comprehensive HMO Management Plan has been submitted with the application, which sets out specific measures to mitigate noise and disturbance.

5. Internal Living Standards

This application seeks to introduce just 2 additional bedrooms (Bedrooms 1 and 4) to convert the property from an approved 6 bed HMO to an 8 bed HMO. Both proposed bedrooms considerably exceed the Council's minimum space standard of 6.51 sqm, at 10.42 sqm and 11.1 sqm respectively. All bedrooms within the property are single occupancy only. Every bedroom in the property is provided with its own en suite bathroom, which significantly exceeds the Council's minimum requirement of 2 shared bathrooms and 1 separate WC for 8 occupants.

The communal amenity space measures 20.55 sqm, comfortably exceeding the Council's requirements. The property also benefits from a generous 150 sqm rear garden providing substantial outdoor amenity space. This is a high quality scheme that goes well beyond minimum standards.

6. Waste and Bin Storage

A purpose built bin storage unit is proposed within the rear garden, accommodating 5 x 240L bins comprising 2 waste, 2 recycling, and 1 refuse bin. This provides a dedicated and enclosed storage solution that will ensure waste is managed efficiently without impacting the street scene. A full HMO Management Plan has been submitted with the application outlining how waste will be managed.

7. Overlooking and Loss of Light

The rear dormer and extension have already been approved under separate consents and are not new elements introduced by this application. The dormer sits on the rear roof slope and is not visible from the street. The single storey extension is 6.0m deep at 3.0m maximum height, which was assessed and approved under prior notification. Any impact on neighbouring amenity was considered at that stage.

8. Drainage and Infrastructure

The foul drainage demand from 8 individual occupants is not materially different from that of a large family. The relevant statutory undertakers will be consulted as part of the application process, and any necessary works will be addressed at Building Regulations stage.

9. Biodiversity

The rear garden is approximately 150 sqm, which is generous for a property of this type. The applicant will consider biodiversity enhancement measures within the landscaping. The garden will be retained as usable amenity space and will not be built over. As noted above, the proposed rear extension has already been approved, so this application will not have any impact on biodiversity.

10. Building Works

Several objectors have raised concerns about building works at the property. The applicant wishes to confirm that all works carried out to date are in accordance with the previously approved plans, specifically the single storey rear extension approved under PN/25/99969 and the loft conversion with rear dormer approved under LDC/25/100443. These works do not form part of this application and have their own separate consents.

Regarding the party wall matters raised by neighbouring residents, the applicant is aware of these concerns and is in direct communication with the Council's enforcement officer to resolve any outstanding issues. The applicant takes these matters seriously and is committed to ensuring that all works are carried out in a responsible manner.

It should be noted that party wall disputes, construction health and safety, and working hours are governed by separate legislation and are not material planning considerations in the determination of this application. The client takes neighbouring concerns very seriously, and working hours and other concerns are being addressed.

11. Loss of Family Housing

The property is already in lawful use as a C4 HMO. It is no longer a family dwelling. This application does not result in the loss of a family home; it seeks to increase occupancy within an existing HMO by 2 additional residents. The scheme provides much needed accommodation for single occupants in a sustainable location, responding to identified demand and rising rents in Eastleigh.

12. Non Material Considerations

A number of objections raise matters that do not carry weight in the determination of a planning application. For completeness, these include:

- Impact on property values
- The developer's profit motive or commercial intentions
- Speculation about the character or background of future occupants
- Alleged threats or conduct by the developer (these are civil/criminal matters)
- Council tax implications
- Personal emotional distress

13. Conclusion

The property already has an established use as a C4 HMO, with an approved rear extension and rear dormer. No new external changes are proposed. The sole purpose of this application is to increase occupancy from 6 to 8 persons, an uplift of just 2 residents.

The proposal represents a high quality HMO that will provide well managed accommodation and make a positive contribution to the local housing supply. The scheme significantly exceeds the Council's space and amenity standards, with en suite bathrooms to every bedroom, over 20 sqm of communal living space, and a 150 sqm rear garden. Dedicated cycle and bin storage are provided. The property will be subject to mandatory HMO licensing, providing the Council with ongoing oversight.

Similar conversions have been granted in the immediate area and the proposal is considered to accord with Policies S1, DM1, DM13, and DM14 of the adopted Eastleigh Borough Local Plan (2022). Approval is respectfully requested.

Prepared by HMO Designers

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