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Date	23 March 2026	Email	eastleighdc@hants.gov.uk

For attention of Mr Huckfield

Dear Sirs

Re: F/26/100994 At 44 QUEENS VIEW, NETLEY ABBEY, SOUTHAMPTON, SO31 5EA

Change of use from dwellinghouse (C3 Use) to 7-person House in Multiple Occupation (Sui Generis Use) (External works as per extant planning permission H/24/97974).

In regard to application F/26/100994, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the application from a highway perspective, it would be requested that the Case Officer checks that parking fully conforms to the EBC Parking Standards, with the potential of a 'Lambeth' style parking test being requested.

No access changes from the highway are proposed outside of those included within the previous site application (H/24/97974), which included the provision of a drop kerb vehicle crossover to gain access to a driveway suitable for parking 3 vehicles. This is acceptable, on the condition that these works are completed prior to an HMO occupation.

However, it is noted that this application is for a 7-person HMO, and as such the assumption is that the 7 residents (single occupancy rooms) will essentially live independently. Given this, when considering vehicle ownership, it would be reasonable to assume that ownership levels could be higher, certainly more than if the dwelling were a traditional family home which brings with it the potential for car sharing, children who can't drive, etc.

Director of Universal Services
Patrick Blogg

Given this, whilst the EBC Parking Standard for a 4+ dwelling may be 3 vehicle parking spaces, its relevance to an HMO is questioned.

As such, the Case Officer may wish to review spare parking capacity in the local area utilising a 'Lambeth' style parking stress test, to ensure adequate non-obstructive parking is available to accommodate any overspill parking from the development, in order to ensure there is no loss of amenity for neighbouring units.

CONDITIONS:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services