

Application Number: F/26/100751
Case Officer: Katie Lasham
Received Date: 13th January 2026
Site Address: 41 Archers Road, Eastleigh, SO50 9AQ
Applicant: Taskin Wincott
Proposal: Change of use from residential dwellinghouse (Use Class C3) to 8-bedroom, 8-person House in Multiple Occupation (HMO) (Sui Generis Use), with addition of rear dormer and single storey rear extension. (Dormer and extension works previously approved under reference PN/25/99969 and conversion to 6-bedroom, 6-person HMO confirmed lawful under reference LDC/25/100443).

Recommendation: Refuse

REASONS FOR REFUSAL:

1. The proposed change of use from a three bedroom dwelling to an eight-bedroom, eight-occupant HMO is an over intensification of this mid terraced dwellinghouse that will create harmful living conditions for future occupants by reason of a poor provision of internal communal facilities, with only a kitchen / dining area available for communal use, that offers no communal living space for occupants, resulting in overdevelopment and an overcrowded and cramped space for users, contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016–2036.
2. The proposed change of use from a three-bedroom dwelling to an eight-bedroom, eight-occupant HMO, by reason of the significant intensification of occupation and absence of sufficient on-site parking provision, is likely to result in increased demand for on-street parking in an area where parking stress is already high. This would cause inconvenience to residents and have a likely adverse impact on highway safety through indiscriminate parking. Also, no parking survey has been undertaken to demonstrate that outside of permit hours, there is sufficient on-road vehicle space for additional parking, contrary to Policy DM14 of the Eastleigh Borough Local Plan 2016–2036.

Note to applicant: The application was refused following the assessment of the following plans: PL03, PL04, PL05.

In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan, and the planning harm was unable to be resolved in a timely manner.

Report:

This application has been referred to committee by Councillors Park, Harding, Irish and Spencer.

Description of Application

1. The application seeks consent for the change of use of the existing dwelling (Use Class C3) to an 8 bedroom/person House of Multiple Occupation or HMO (Use Class sui generis). Some physical works to the property, including a rear dormer projection to the roof and 2no. roof lights have already been undertaken but these are allowed under permitted development and do not require separate planning consent. A separate rear single storey extension has already been undertaken and is allowed under the prior notification application.
2. The application is accompanied by the following reports and technical assessments which can be viewed on the Council's website [here](#) together with the proposed plans and drawings:
 - Design & Access Statement
 - HMO Management Statement
 - Fire Statement
 - Acoustic Statement

Site Characteristics and Character of the Locality

3. The application site is an existing mid-terraced dwelling located on Archers Road, with the front elevation facing onto the road junction where Archers Road meets Northlands Road. The property benefits from a long and narrow garden and some soft landscaping. The front elevation comprises a small site frontage and a low-level boundary brick wall.
4. The neighbouring flatted unit at no.43A-D is the end-of-terrace property and has off-road vehicular parking for the four flats accessed from Laburnum Road and consequently has no boundary treatment to the rearmost side elevation of the plot. Due to the long, narrow rectangular plots and the parking area to the rear of no.43 with some removal of boundary treatment, this allows unrestricted views onto the rear elevation of no.41 Archers Road from Laburnum Grove.
5. The surrounding area is predominantly residential in nature and made up of two storey terraced dwellings in a perimeter block layout dating from the early 1900s. Generally, properties along Archers Road do not benefit from any existing off-road vehicular parking to the site frontages, and on-road parking is only available for permit holders.

6. More widely, the site is a few minutes' walk from Eastleigh Town Centre, as well as Eastleigh Railway Station and Bus Station. The site is close to local schools and not far from the Leigh Road Recreation Ground to the south and the Bakers Quarter open space to the west.

Relevant Planning History

7. The site has two applications directly relevant to this proposal, listed as follows:

LDC/25/100443: Lawful Development Certificate for a Proposed Use or Development: Change of Use from C3 (Dwellinghouse) to C4 (Small HMO). Proposed rear dormer, and 2no. roof lights to front roof slope.

Permitted Development Certificate Issued December 2025.

PN/25/99969: Prior Notification for the construction of a single storey rear extension (depth 6.0m, height to eaves 2.70m and maximum height 3.0m).

Prior approval granted October 2025.

Representations Received

8. A total of 40 representations were received, all objecting to the scheme. One objection comprises a petition, signed by 170 local residents.
9. Those objecting raised the following issues and concerns:
 - Overdevelopment and excessive intensification of site in relation to surrounding area
 - Out of character with the uplift in occupancy
 - Loss of family dwelling
 - Terraced house is too small for eight occupants
 - Area has overconcentration of HMOs and is changing character
 - Dormer and extensions are incongruous addition to dwelling
 - Development more compatible with a hostel than a residential dwelling
 - Overlooking and loss of privacy from dormer
 - Overbearing roof form to neighbours
 - Loss of light and overshadowing from dormer and single-storey rear extension and no daylight assessment needed
 - Garden is too small for number of occupants
 - Cumulative disturbance in street by way of more comings and goings of occupants and visitors
 - Noise and disturbance both during and after construction
 - Insufficiently sized internal layout and communal space for 8 tenants
 - Cramped development. Overcrowding creates substandard living conditions
 - Concern about developer, and incremental increase in occupants above 8.

- Article 4 Direction to stop C3 to C4 change of use being allowed under Permitted Development and HMO SPD should be created
- Harmful impact of transient accommodation impacting long term community cohesion.
- HMO should meet nationally described space standards
- Concern over financial gain of developer for additional bedrooms creating long-term social impacts.
- Loss of garden space
- Increased traffic
- Increase in occupants with no onsite parking provision, adding to existing parking pressure and demand, creating displacement parking
- Reduced visibility / manoeuvring space and blocked driveways from increased parking pressures
- Potential obstruction of emergency vehicles from parking pressure
- Dangers to cycle and other road users from increased vehicle movements and congestion.
- No parking assessment has been provided
- Parking is not restricted during Sundays or overnight further increasing parking stress particularly on weekends
- Increased foul drainage in an area with existing sewage issues that may leak
- Increased surface water run-off through additional hardstanding
- Increased waste and recycling, potential for overflowing bins
- Insufficient waste provision. Also, more bins on road; unsafe for those with disabilities and visual impairments.
- Risk of damage to neighbouring dwellings during construction
- Work carried out without Party Wall Agreement in place
- Ecological impacts of proposed extensions and harm to existing biodiversity
- Removal of fruit tree creating loss of biodiversity and increasing overlooking
- Works have begun prior to permission being granted
- Previous applications may have been given incorrectly by not following proper process as only semi-detached properties can become an HMO
- Health and safety concerns during building works
- Demolition work carried out during unsociable hours
- Greater likelihood of antisocial behaviour and enforcement needs
- Lack of demonstrated need for HMO and does not propose balanced, mixed and sustainable community.
- Strain on local GPs and services
- Building Control inspections should be undertaken to review building works
- HMO Management Plan is not clear on how the site is to be managed and should be in place before a decision should be made
- Council should inform County Council that residents should not benefit from a parking permit
- C4 HMO does not benefit from roof enlargements under permitted development rights if operating as an HMO.
- Loss in property value

Consultation Responses:

10. **Hampshire Highways** – No objection.

Access:

11. No access changes from the highway perspective are proposed and this is acceptable given the adjacent footway provision.

Parking:

12. As a converted dwelling, there will be no entitlement for future residents to gain parking permits for the Controlled Parking Zone that the dwelling sits within. Accordingly, the dwelling will become car free, and future residents should be fully informed of this to avoid any confusion.
13. Given the location of the dwelling, car free would be an acceptable option from a highway perspective given the local retail, leisure and employment options, as well as sustainable transport options with bus and train stations within a short walk. Cycle parking is provided, through the provision of a shared cycle storage facility capable of holding up to 8 bicycles.
14. **Southern Water Services** – Southern Water have determined that the flow rate for the site will remain consistent, so capacity is not an issue. Any new connections will require a New Sewer Connection application. If any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site. A map of the existing sewer and main asset crossings in the vicinity has been provided and must be confirmed before the layout of the proposed development is finalised.
15. **Eastleigh Town Council** – No objection. However, consideration for the adoption of an Article 4 Direction and the introduction of an HMO SPD is requested.
16. **Housing Standards** – No objection. Proposed layout meets the licencing criteria for 8 persons forming 8 households and each room is large enough for the proposed occupancy levels and all rooms have an en-suite.
17. **Environmental Health (noise)** – No objection. A condition is suggested that prior to first occupation, sound insulation is tested to party walls, party floors, dividing bedrooms to ensure it meets requirements set out within Approved Document E of the Building Regulations.

Policy Context:

18. **Designations Applicable to Site**

- Within the Urban Edge

Eastleigh Borough Local Plan 2016-2036

Strategic Policies:

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management Policies:

- DM1 (General criteria for new development);
- DM2 (Environmentally sustainable development);
- DM8 (Pollution);
- DM11 (Nature conservation);
- DM14 (Parking);
- DM23 (Residential development in urban areas);
- DM30 (Internal spaces standards for new residential development)

Supplementary Planning Documents

- Quality Places (November 2011 and emerging document 2026);
- Parking Standards (September 2025);
- Character Area Appraisals – Eastleigh (January 2008);

National Planning Policy Framework

19. At the national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The NPPF states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.
20. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

21. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal:

Development Plan and Legislative Background

22. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the policies of the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013. The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Policy & Principle

23. The application site lies within the urban edge where the basic principle of development is acceptable. However, any application must be considered against the adopted Local Plan and Supplementary Planning Documents (SPDs). The most relevant policies in this instance are DM1, DM8 and DM14.
24. Policy DM1 requires new development to have no unacceptable impact upon the “amenities of new and existing residents; the character and appearance of urban areas, the countryside and the coast”, make efficient use of the site, as well as “take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.” It goes on to state that “Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area”.
25. Policy DM8 relates to pollution and requires development to ensure there is no loss of amenity or impact on neighbours or future occupiers by way of noise pollution.
26. Policy DM14 relates to parking and requires new residential development to provide off-street parking in accordance with the Council’s ‘Parking Standards’ SPD. It goes on to state that “Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence”.
27. In principle therefore, conversion to an eight person HMO is acceptable. However, as has been stated above, planning approval will be dependent upon what additional impact the proposed eight person HMO, over and above the six person HMO which is allowed under permitted development, would have upon the amenity of future occupiers, existing neighbours, and the wider area. With a Lawful Development Certificate issued confirming the unit can be used as a 6-bed HMO, the principle of an HMO at this site is established in planning terms.

Proposals

28. The application seeks consent for the change of use of the existing dwelling (planning use class C3) to an eight-person, eight-bedroom House of Multiple Occupation (a sui generis use class). This follows the issuing of a Lawful Development Certificate (LDC/25/100443) in December 2025 which confirmed that roof alteration works to the dwelling can be undertaken via permitted development – i.e. they do not require formal planning approval – and that the dwelling can be converted into a six person HMO as a permitted change from use class C3 to C4. The single-storey rear extension also received planning permission further to a Prior Notification application (PN/25/99969) that was granted in October 2025.
29. Objections have been made that works have already started unlawfully, however as the site benefits from a Certificate of Lawfulness confirming that the roof alterations and change of use to an HMO (6-persons) are both Permitted Development, and as the prior notification application for a single-storey rear extension has planning permission, the works being undertaken on site are lawful.
30. Furthermore, it is the LPA's understanding that whilst permitted works have started, the house is not yet occupied and therefore no change of use has yet occurred and the permitted development roof alterations underway are therefore lawful.
31. However, whether currently a C3 or a C4 use has little bearing upon how the current planning application must be considered, given that there is a fall-back position of creating a six person HMO. The issue therefore is whether the addition of two further bedspaces will have any discernible impact upon the locality. If so, will that be an acceptable impact in planning terms.

Parking and Highways

32. One of the main concerns raised by objectors is how the proposed change of use and increased number of occupiers may impact the existing parking situation on Archers Road and neighbouring streets.
33. Policy DM14 requires new residential development to provide off-street parking in accordance with the Council's 'Residential Parking Standards' SPD, which for properties of four or more bedrooms requires a minimum of three off-street parking spaces to be provided. However, the policy does allow for a lower standard to be used when "substantiated by robust evidence". It also states that parking below the minimum standards set out in the Parking Standards SPD will be supported in town centres which offer alternative modes of public transport to serve the proposed development.
34. Whilst some properties in the locality benefit from off-street parking to their rear, via rear alleyways/service roads, this part of Eastleigh was built at a time when car ownership was not an issue for most people. As such, there are many properties which have no ability to provide off-street parking. This is the case for the application property, which has a shallow frontage and only pedestrian/cycle

access to the rear. As such any vehicle parking associated with the property will need to be parked on street, as well as that for most surrounding streets.

35. Consequently, there is considerable local pressure for on-street parking spaces, despite the area being subject to parking restrictions and a residents permit scheme. On-street parking restrictions only apply during daytime hours, being unrestricted between 8pm and 8am and not at all on Sundays.
36. Hampshire Highways were consulted and have raised no objection to the proposal, stating that the application site is within a highly sustainable location and is only a five minute walk from Eastleigh town centre which comprises a train station, a bus station and a wide range of local services and facilities, with suitable sustainable modes of travel available that future residents can benefit from without the need for a car.
37. There is no possible way that the Council can control future occupiers' ownership of cars, however the site remains controlled with parking permits required and future occupants should be made aware of parking limitations prior to moving in.
38. Consideration must be given to the property as a 6-bedroom HMO which is already approved under Permitted Development, whereby the Council have no ability to control or limit parking associated with the proposed use other than those of the parking permit restrictions. Whilst this is a material consideration, the uplift from a 3-bedroom dwelling to an 8-occupant 8-bedroom dwelling is a significant intensification and could cause inconvenience to residents and have a likely adverse impact on highway safety through indiscriminate parking. In the absence of a parking survey to demonstrate the additional parking demand could be accommodated outside of permit hours in proximity of the site, the proposal has not appropriately demonstrated the additional occupants will not harmfully exacerbate existing parking stress along Archers Road and neighbouring roads.
39. Provision for 8no. cycle spaces in a bicycle shed has been proposed, which will provide sustainable transport modes. Notwithstanding this, without a parking survey to demonstrate vehicular parking is available for the further intensification proposed, the Council cannot reasonably conclude the scheme will not lead to indiscriminate parking, contrary to Policies DM1 and DM14 of the Eastleigh Borough Local Plan 2016–2036.

Amenity

Existing neighbours

40. Noise and disturbance, as well as overlooking and loss of privacy have been raised as concerns by several objectors to the application. In relation to overlooking, it is acknowledged that the construction of the dormer projection to the rear of the dwelling does allow additional overlooking of neighbouring gardens and properties. However, the dormer does not require planning approval and conforms to all necessary permitted development restrictions, as has been confirmed by the

issuing of the Lawful Development Certificate. This cannot therefore be used as a potential reason for refusal. Concerns have also been raised regarding overbearing impacts, with loss of light and overshadowing of neighbours from the 6metre rear extension, however this too has received a prior notification approval and therefore cannot be a potential reason for refusal.

41. With regards to noise and disturbance, it is acknowledged that the works undertaken to the property may have caused disturbance to neighbouring occupiers. However, as has been highlighted above, the physical works to the dwelling do not require planning approval.
42. Concerns in relation to disturbance from future occupiers are noted. However, there is no evidence to suggest that the future occupiers of the HMO will cause additional disturbance to neighbouring properties over and above that of a busy family property. Equally, it again must be considered that the property can be used as a six person HMO without the need for planning approval. For the purposes of the planning application therefore, consideration can only be had as to whether two additional tenants would have noticeably harmful impact on the amenity of neighbouring residents such that it would be unacceptable in planning terms. The environmental health officer was consulted on the proposal and raised no objection to the intensification of the use significantly harming that of adjoining occupiers. With no concern raised by environmental health and as there has been no clear evidence provided to demonstrate detrimental harm, it would be unreasonable to substantiate a reason for refusal on the grounds of adverse impact upon the amenity of existing neighbours.

Future Occupiers:

43. In terms of the amenity of future occupiers, the application must be assessed on how the internal alterations to the lawful 6-bedroom 6-occupant dwelling differs from that of the proposed 8-bed 8-occupant HMO, in creating two additional bedrooms and whether the extended floor space and layout is appropriate for the intended use.
44. This application seeks to change the internal layout of the lawful development certificate proposed floor plans for the 6-bed 6-occupant unit, by replacing a storage room from the ground floor front room and a storage room to the first-floor rearmost room into two separate bedrooms, each comprising an en-suite to create the 8-bed HMO. The Housing Standards officer confirmed that the rooms meet the necessary internal space standards for single occupancy per bedrooms, with the communal kitchen and bathrooms also acceptable from a licencing perspective. The bedrooms will each benefit from natural daylight, albeit to varying degrees.
45. If the application was to be acceptable in all regards, a condition could be added to restrict the number of occupants using the rooms to 8 occupants, to ensure that the bedrooms meet the requirements set out within the Nationally Described Space Standards. Furthermore, the description of development is clear that the proposal is for 8-bedrooms serving 8-occupants only and has therefore been assessed

based on one occupant per room; any deviation from that would require a separate assessment.

46. Whilst a Local Planning Authority cannot assess the impacts of a proposal on the amenity of future occupiers with a Permitted Development proposal (except for those provisions set out within the legislation), for a full planning application, the Local Planning Authority can fully assess the proposal against local and national planning policy. This proposal seeks to remove the only two rooms available for storage (from the permitted 6-bed HMO layout) and instead will further intensify the use of this mid-terraced unit. Whilst consideration must be given to the fall-back position of a 6-bed HMO being permitted, the proposed shared kitchen facility and bench seating table is the only shared amenity area across the whole house for future residents. With modest bedroom sizes, particularly bedrooms 1, 2, 3 and 5 which only comprise sufficient space for a double bed, a small desk and en-suite and a minimal floorspace in between, occupants are reliant on the kitchen only for internal space separate to that of their bedroom. This is not considered an acceptable communal living space and would result in a poor-quality living environment for 8 future occupants, with no lounge, sofa or living area that occupants could utilise. Whilst the loss of the storage rooms themselves does not mean occupants would automatically have use of these rooms, at least the fall-back position of 6 occupants using the kitchen and sharing this limited amenity space would be of lesser harm than that of 8 occupants sharing this limited communal space, which is considered to create a cramped and over intensified use of the building, demonstrating overdevelopment of the plot.
47. A similar application in the vicinity, at no.33 George Street was approved planning permission for a change of use from a 6-bed 6-occupant Lawful Development Certificate to a 7-bed 7-occupant sui generis use development. However, whilst that planning application resulted in the loss of a separate living room area to the ground floor of the Lawful Development Certificate floor plan, the application still retained a sofa and living space attached to the kitchen as part of the open plan kitchen / living area for future occupants to benefit from, as well as the amenity area being modestly larger for the 7-bed 7-occupant unit, comparatively with this proposal which both comprises a smaller amenity area for 8-occupants.
48. Concern is raised with the location of bedroom 3 in such close proximity to the only amenity area of the building. However, the fall-back position of the 6-bedroom HMO has already established the layout showing this room is to serve a bedroom and general noise from an adjacent amenity area to a bedroom is not uncommon within a residential unit.
49. To the rear is a suitably sized private garden with room for bin and cycle storage and sufficient space to provide useable outdoor space. Details of bin storage capacity and the cycle store could be appropriately conditioned if acceptable in all regards.
50. Overall, even with consideration of the fallback position of a 6-bedroom HMO, the existing three-bedroom dwelling being converted into an 8-bedroom HMO would be

a significant intensification of the building and would create cramped and poor living conditions for future occupants, contrary to the amenity requirements set out within Policy DM1 of the Local Plan and the 'Quality Places' SPD.

Character of Area

51. Externally the dwelling will still appear as a single dwelling and would not be visually different to any other dwelling in the street or the wider locality. As such there would be no impact upon the street scene or visual character of the area.
52. However, the concern raised by the majority of objectors relates to what is viewed as a change in character of the locality. It is claimed that examples of other HMO conversions are having a detrimental impact upon the locality through the loss of affordable family dwellings. Whilst the conversion of suitable dwellings to HMOs may alter the demographic of the locality, there is no evidence at this point in time to clearly demonstrate that this is the case, or that it is having any adverse impact. To consider refusal of the application on these grounds would not be reasonable in planning terms, particularly given were it not for the two additional occupiers proposed, the conversion would not require planning approval.
53. Whilst the concerns raised are noted, it cannot be clearly demonstrated that two additional occupiers over that which is otherwise permitted development would result in any measurable impact upon the character of the locality. Equally, without evidence to demonstrate any detrimental cumulative impact of HMO conversions, there are no reasonable planning grounds on which to consider refusal of the application on these grounds.
54. Furthermore, objections have been raised in relation to the proposed dormer and the single-storey rear extension that harm the character and appearance of the area. However, these do not form part of this planning application. All external alterations are either considered Permitted Development or have received the necessary planning approval.
55. The Certificate of Lawfulness, planning reference: LDC/25/100443, also confirmed that the change of use from a dwellinghouse C3 to a 6-bedroom 6-person House of Multiple Occupation was permitted development. The differences between this planning application and the Certificate of Lawfulness application are all internal changes. This application therefore does not propose any external alterations and accordingly, the physical character of the area remains unchanged.

Drainage / Foul Drainage

56. The proposed existing foul drainage system will be subject to review and assessment by Building Control Regulations to ensure that prior to occupation of future occupants the foul drainage system is suitable for the occupant level. Furthermore, Southern Water were consulted on the proposal who confirmed that the flow rate for the site will remain consistent, so capacity is not an issue. They make clear that any new connections will require a New Sewer Connection

application. If any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site. A map of the existing sewer and main asset crossings in the vicinity has been provided and must be confirmed before the layout of the proposed development is completed. If the application was to be acceptable in all regards, an informative note could be added to the application to make the applicant aware of these requirements.

57. Concern has been raised regarding the increase in surface water drainage however external alterations to the building have already received permission or are permitted development. As this application does not propose any external alterations as there is no new floorspace or footprint created that would increase surface water flooding, it would be unreasonable to refuse the planning application on these grounds.

Nature Conservation

58. It is not envisaged that the proposed eight person HMO will have any additional impact upon local habitat or biodiversity. Neither would there be any wider impacts to protected sites through increased recreational disturbance or water quality. Whilst the proposed HMO may have more occupiers than an 'average' dwelling, in policy terms it remains as a single dwelling unit. As such, there is no mechanism for securing any mitigation measures, as would be the case for the creation of an additional dwelling unit.
59. Concern has been raised in relation to the fruit tree to the rear garden and harmful impacts on wildlife and biodiversity. The proposal does not seek any changes to the external built form, and the tree is not protected, so any alterations to the wildlife and biodiversity when this application does not involve any changes to the external alterations would be unreasonable.

Sustainability Measures and Climate Change

60. 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.
61. 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 change is a core part of the NPPF and local plan policy.

- 62. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use.
- 63. When considering the impact of climate change, the proposed development would be expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Other Matters

- 64. Objections have been received in relation to additional stress on existing services and facilities. No substantiated evidence has been provided that would demonstrate that the addition of two occupants to an approved 6-bedroom HMO would be so harmful as to warrant refusal on existing facilities/ services and it would be unreasonable for the Council to refuse the proposals on these grounds.
- 65. The loss of value in a property has been raised by objectors however this is not a material planning consideration.
- 66. Representations made regarding the new occupiers creating antisocial behaviour is speculative and is not substantiated, so it is not reasonable for this to be a reason for refusing planning permission.
- 67. Concerns raised regarding Health and Safety working practices on site are being regularly monitored by Building Control with recent site inspections undertaken. Working hours are also being reviewed by Building Control to ensure that builders are working during appropriate hours of the day.
- 68. Party Wall issued raised concerning damage to property are separate to the planning application process and are a civil matter that should involve Party Wall Surveyors or solicitors.
- 69. Concern has been raised regarding the HMO not being necessary as there are too many HMOs in the area as existing, however the Council does not have a specific HMO Policy nor does it have an HMO SPD, accordingly each application is assessed on its own merits, and the site already has permitted development to become an HMO, so the principle of the change of use to an HMO is already established.
- 70. Concern has been raised regarding the developer, and the potential for an 8-bed HMO to increase further beyond that proposed within this scheme. The Council have assessed the scheme submitted and for 8-occupants as proposed.

71. Whilst it is noted that there are requests by Eastleigh Town Council for an Article 4 Direction and HMO SPD, that is not for assessment under this application, where there is no specific policy for HMO's adopted at this time.

Other Material Considerations:

Equalities Implications

72. Section 149 of the Equalities Act 2010 created the public sector equality duty and states:-

A public authority must, in the exercise of its functions, have due regard to the need to:

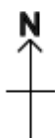
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

73. 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 specific equality implications.

Conclusion:

74. The proposed intensification of the site from the fall-back of the 6-person 6-occupant HMO to an 8-bed 8-occupant dwelling will further intensify the use and harmfully impact the amenity of future occupiers by way of poor communal living facilities with no available living area separate to that of the kitchen and dining area. Whilst the fall-back position holds weight, the Local Planning Authority consider the additional two occupants a significant intensification over and above that deemed acceptable for this size of dwelling and will create a cramped and overdeveloped use for future occupants.
75. In addition, the proposed change of use, by reason of the significant intensification of occupation and absence of sufficient on-site parking provision, is likely to result in increased demand for on-street parking in an area where parking stress is already high. This would cause inconvenience to residents and have a likely adverse impact on highway safety through indiscriminate parking. With no parking survey provided to demonstrate there is sufficient on-road parking for future residents outside of permit restriction hours, the uplift in additional residents has not appropriately demonstrated there would not be further harm created on existing parking stress within the area.
76. For these reasons, the scheme is recommended to be refused.

F/26/100751



Address: 41 ARCHERS ROAD
EASTLEIGH, SO50 9AQ

Date: 13/03/2026 || Scale: 1:1250