

TASKIN
GATCOMBE HOUSE
COPNOR ROAD
PORTSMOUTH
PO3 5EJ

Application	F/26/100751
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
Email	katie.lasham@eastleigh.gov.uk

Friday 17 April 2026

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/26/100751

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 January 2026 the Council, as Local Planning Authority hereby

Refuses

Planning Permission For the following :

Description:	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).
Site:	41 ARCHERS ROAD, EASTLEIGH, SO50 9AQ

For the following reasons:

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

3 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes