

PLANNING STATEMENT

232 LEIGH ROAD CHANDLERS FORD HAMPSHIRE SO53 3AW

INTRODUCTION

This Planning Statement has been prepared in support of an application for the change of use of 232 Leigh Road, Chandler's Ford, Eastleigh, SO53 3AW, from a single dwellinghouse to a Sui Generis House in Multiple Occupation (HMO).

The application relates specifically to the change of use of the property. No extensions, alterations to the external envelope or other additional building works are proposed as part of this application.

The property has already benefited from planning permission under application H/26/100845, granted on 5 February 2026, for a two-storey rear extension, garage conversion and loft conversion, including an increase in ridge height, rear dormers and rooflights. Those works are now nearly complete.

The current application should therefore be considered on the basis of the proposed use of the property as an 11-person HMO and not as an application for the physical works previously approved under H/26/100845.

The approved enlargement of the property provides a substantial amount of accommodation, enabling the property to accommodate eleven residents together with high-quality communal and private facilities.

The proposal represents an efficient use of an existing residential property within an established residential area and would provide additional shared housing accommodation.

SITE AND SURROUNDING AREA

232 Leigh Road is an established residential property situated on Leigh Road, Chandler's Ford.

Leigh Road is one of the main routes into the Eastleigh town centre, where many facilities can be found. The site lies within an established built-up area and benefits from access to a range of transport modes. It is not an isolated location where day-to-day travel is dependent solely upon the private car.

The immediate surrounding area is predominantly residential in character, comprising a mixture of detached and semi-detached houses and properties of varying sizes.

The surrounding area is immediately residential, with the wider area mixed in nature comprising residential and commercial uses.

232 Leigh Road benefits from an existing vehicular access directly onto Leigh Road. The existing driveway provides parking spaces, providing a substantial level of off-street parking for the proposed occupants.

To the rear of the property is a private rear garden. The internal communal kitchen, living and dining accommodation has direct access to this garden, providing residents with a substantial external amenity area.

The property is therefore well suited to residential occupation and provides a combination of private bedroom accommodation, shared internal facilities, private external amenity space and substantial off-street parking.

PLANNING HISTORY

The most relevant recent planning history is application H/26/100845.

The application was granted planning permission on 5 February 2026 for the approved enlargement and alteration of the dwelling, including:

- a two-storey rear extension;
- garage conversion;
- loft conversion;
- increase in ridge height;
- rear dormers;
- rooflights; and
- associated works.

Those works are nearly complete.

The approved development has significantly increased the floorspace and accommodation available within the property.

The current application does not seek to amend, replace or retrospectively authorise the development approved under H/26/100845.

The physical form of the property is therefore a consequence of an existing planning permission and the current application is concerned with the use and occupation of the resulting property by eleven residents.

RELEVANT POLICY

The application site falls within the urban edge, whereby the general principle of residential development is considered to be acceptable. This application is to be considered to accord with the relevant policies of the adopted Local Plan, the most relevant being DM1, DM8, DM14 and E4.

PROPOSED DEVELOPMENT

The proposal is to use the property as an 11-person HMO.

The accommodation will comprise eleven individual bedrooms, together with communal kitchen, living and dining accommodation and appropriate sanitary facilities.

Importantly, each bedroom is provided with its own ensuite bathroom, giving each resident a high degree of privacy and reducing reliance on shared bathroom facilities.

Each bedroom is also designed to comply with the relevant space standards applicable to HMO accommodation.

The communal kitchen, living and dining area provides a dedicated shared space for residents and has direct access to the rear garden. This provides a good-quality communal amenity area and allows residents to access the private external space directly from the principal communal accommodation.

The property also benefits from 11 existing parking spaces on the driveway, accessed via the existing vehicular access onto Leigh Road.

No new access or highway works are proposed.

No further extension or external building works are required to facilitate the proposed HMO use.

The proposal conforms to the type of development encouraged by Policy E4 by providing much needed residential accommodation in a sustainable location.

PRINCIPLE OF DEVELOPMENT

An HMO accommodating eleven unrelated residents falls outside the definition of a small HMO within Use Class C4 and is therefore treated as a sui generis use for planning purposes.

The proposed change of use consequently requires consideration against the relevant development plan policies and other material planning considerations.

The principle of residential occupation of the site is already firmly established. The proposal would continue to provide residential accommodation, albeit in the form of shared accommodation for eleven individual residents.

The key planning considerations are therefore:

- the effect on the character of the area;
- residential amenity;
- the standard and quality of accommodation;
- parking and highway safety;
- external amenity space;
- refuse and recycling;
- management of the property; and
- the overall sustainability and appropriateness of the use.

CHARACTER AND APPEARANCE

The proposed HMO use would not require any further external building works.

The property will retain its residential appearance when viewed from Leigh Road and from surrounding properties.

There will be no new vehicular access, no additional built development and no external alterations associated with the proposed change of use.

The fact that the property would be occupied by eleven residents rather than one household would not materially alter the physical character or appearance of the building.

The approved extensions and loft conversion have already been considered and permitted under H/26/100845. They should not be conflated with the current application, which seeks only to establish the appropriate use of the resulting property.

The proposal would therefore preserve the established residential character of the area.

STANDARD OF ACCOMMODATION

A particularly important benefit of the proposal is the quality of accommodation that will be provided.

The property will provide eleven individual bedrooms, each with its own ensuite bathroom.

Each bedroom is designed to comply with the relevant space standards, ensuring that residents have an appropriate amount of private living and sleeping space.

In addition to their private bedroom and ensuite, residents will have access to a substantial shared kitchen, living and dining area.

The communal accommodation is directly connected to the rear garden, providing residents with convenient access to external amenity space.

This arrangement provides a strong balance between private residential space and shared communal facilities.

The resulting accommodation is therefore considered capable of providing a good standard of living for all eleven residents.

The property will also be subject to any applicable HMO licensing requirements and relevant housing standards.

RESIDENTIAL AMENITY

The proposed use has been designed to minimise potential impacts upon both residents and neighbouring properties.

The provision of eleven individual ensuite bedrooms means that residents have a high degree of private space and are not dependent upon shared bathroom facilities.

The property also provides a substantial communal kitchen, living and dining area, allowing residents to socialise within the building rather than relying upon external areas or the public realm.

The communal accommodation has direct access to the rear garden, providing a suitable private external amenity area.

The potential impacts associated with HMO occupation, including noise, disturbance, refuse and comings and goings, will be managed through the operation of the property.

The property will be operated as a single managed HMO with appropriate house rules covering matters including:

- noise and consideration for neighbours;
- use of communal areas;
- use and maintenance of the rear garden;
- refuse and recycling;
- parking;
- visitors;
- maintenance and repairs; and
- resident behaviour.

The applicant will ensure that residents are made aware of their responsibilities towards neighbouring occupiers.

Given the quality of the internal accommodation, the provision of communal facilities and private garden space, together with appropriate management, the proposed use is not considered likely to result in an unacceptable impact upon neighbouring residential amenity.

EXTERNAL AMENITY SPACE

The property benefits from a private rear garden which will be retained as part of the proposed HMO use.

The communal kitchen, living and dining area has direct access to the rear garden.

This is a significant benefit in terms of the quality of accommodation provided, giving all residents convenient access to private outdoor space without needing to pass through bedrooms or other private areas.

The garden provides an appropriate opportunity for outdoor recreation, relaxation and social interaction.

The provision of direct access between the communal accommodation and the garden also assists in creating a coherent relationship between the internal and external amenity areas.

The proposal therefore provides suitable external amenity provision for the proposed level of occupation.

PARKING AND HIGHWAY CONSIDERATIONS

The property benefits from 11 parking spaces on the existing driveway.

These spaces are served by the existing vehicular access onto Leigh Road.

The proposal does not require the creation of a new access, alteration to the existing access or any works within the public highway.

The level of off-street parking is particularly significant when considering the proposed eleven-person occupation. There are 11 spaces available for eleven residents, providing more than one parking space per proposed resident in terms of overall site capacity.

This provides substantial on-site parking provision and reduces the likelihood of residents needing to rely upon on-street parking.

The existing driveway and access arrangements will remain unchanged.

There is consequently no reason to anticipate that the proposed use would result in an unacceptable highway safety impact arising from the physical arrangement of the site.

The location also provides residents with opportunities to use public transport, walking and cycling for appropriate journeys, further reducing reliance on private vehicles.

Secure cycle storage is proposed for the residents within the rear amenity area, ensuring that residents have practical facilities to support cycle ownership and use.

Overall, the proposal makes exceptionally good provision for parking and cycle storage within the site and would not give rise to an unacceptable impact on highway safety.

REFUSE AND RECYCLING

The property will continue to operate with appropriate arrangements for household waste and recycling.

Adequate bin storage will be provided within the site, with the management of the property responsible for ensuring that refuse is appropriately contained and presented for collection.

Residents will be provided with clear instructions regarding refuse and recycling arrangements.

The increased occupancy will be taken into account when establishing the appropriate bin provision.

With suitable management, the proposed HMO will not give rise to an unacceptable impact in respect of waste storage or collection.

HMO MANAGEMENT

The property will be managed as one HMO, rather than as eleven separate self-contained units.

A clear management regime will be established to ensure that the property remains well maintained and that residents understand their responsibilities.

House rules will address matters including:

- noise;
- communal areas;
- parking;
- refuse and recycling;
- use of the rear garden;
- visitors;
- maintenance;
- fire safety; and
- consideration for neighbouring properties.

A responsible manager will be available to deal with management issues, maintenance and any concerns raised by residents or neighbours.

The property will be operated in accordance with all applicable HMO licensing requirements and other relevant statutory requirements.

FIRE SAFETY AND LICENSING

The applicant recognises that an 11-person HMO will be subject to the relevant HMO licensing, housing and fire-safety requirements.

The property will be operated in accordance with the requirements of Eastleigh Borough Council's HMO licensing regime and all other applicable statutory requirements.

Appropriate fire detection and alarm systems, emergency escape arrangements and other necessary fire precautions will be provided in accordance with the relevant requirements.

The provision of ensuite accommodation to each bedroom does not alter the requirement for appropriate fire-safety measures throughout the property.

Matters relating to HMO licensing, fire safety and housing standards can be appropriately addressed through the relevant statutory regimes alongside the planning process.

SUSTAINABLE LOCATION

The proposal would make efficient use of an existing residential property within an established settlement.

The property is located within Chandler's Ford and benefits from access to local services, shops, employment opportunities and public transport.

The continued residential use of the property in the form of shared accommodation is therefore considered appropriate in locational terms.

The availability of 11 on-site parking spaces, together with the existing access arrangements and opportunities for walking, cycling and public transport, provides residents with a range of travel choices.

The proposal therefore represents an appropriate use of an existing property within an established residential area.

EFFICIENT USE OF EXISTING ACCOMMODATION AND HOUSING PROVISION

The proposal would provide accommodation for eleven individual residents within a property that has already been enlarged through the planning permission granted under H/26/100845.

The development therefore makes efficient use of the floorspace that has already been approved.

The proposal would provide a form of accommodation that can meet the needs of people seeking good-quality shared housing without requiring the provision of a separate dwelling for each individual resident.

The accommodation is particularly well suited to this form of occupation because of the combination of:

- eleven appropriately sized bedrooms;
- eleven ensuite bathrooms;
- substantial communal kitchen, living and dining accommodation;
- direct access from the communal accommodation to the rear garden;
- a private rear garden
- 11 on-site parking spaces; and
- secure cycle storage.

The proposal would consequently provide a high standard of shared residential accommodation while making effective use of an existing property.

PLANNING BALANCE

The proposal should be assessed against its actual planning impacts.

In this case:

1. The site is an established residential property.
2. The physical enlargement of the property has already been granted planning permission under H/26/100845.
3. That approved development is nearly complete.
4. No additional extensions or external building works are proposed as part of this application.
5. The proposed use remains residential in character.
6. Eleven appropriately sized bedrooms are provided.
7. Each bedroom has its own ensuite bathroom.
8. The communal kitchen, living and dining accommodation provides a dedicated shared amenity space.
9. The communal accommodation has direct access to the private rear garden.
10. The property provides suitable private external amenity space.
11. 11 parking spaces are available on the existing driveway, accessed via the existing Leigh Road access.
12. No alteration to the existing highway access is required.
13. Secure cycle storage is provided.
14. Appropriate HMO management arrangements will be implemented.
15. The property will be operated in accordance with applicable HMO licensing and fire-safety requirements.

These characteristics demonstrate that the proposal is not simply an increase in the number of occupants within an otherwise conventional dwelling. Rather, the property has

the physical accommodation, private facilities, communal facilities, external amenity space and parking provision necessary to operate successfully as an 11-person HMO.

There is therefore no clear evidence that the proposed use would result in unacceptable harm to neighbouring amenity, highway safety, the character of the area or other material planning interests.

The provision of additional shared residential accommodation and the efficient use of the existing property weigh in favour of the proposal.

CONCLUSION

This application seeks permission for the change of use of 232 Leigh Road, Chandler's Ford, from a dwellinghouse to an 11-person HMO.

The application does not propose any additional extension or external building works. The physical enlargement of the property has already been approved under planning application H/26/100845, granted on 5 February 2026, and those works are nearly complete.

The resulting property provides an exceptionally strong basis for the proposed HMO use.

It will provide:

- 11 individual bedrooms;
- bedrooms which comply with the relevant space standards;
- an ensuite bathroom to every bedroom;
- substantial communal kitchen, living and dining accommodation;
- direct access from the communal accommodation to the rear garden;
- a private rear garden providing external amenity space;
- 11 on-site parking spaces; and
- secure cycle storage is provided.
- continued use of the existing access onto Leigh Road.

The proposal would retain the residential character of the property and would not require any additional physical development.

The level and quality of accommodation, together with the substantial parking provision, private garden, communal facilities and proposed management arrangements, demonstrate that the property is capable of accommodating eleven residents without resulting in unacceptable planning impacts.

The proposal represents an efficient and sustainable use of an existing residential property and would make a positive contribution to the supply and variety of shared residential accommodation within the Borough.

For the reasons set out above, the proposed change of use is considered acceptable in planning terms and planning permission is respectfully requested.