

Additional Consultation Comments from Housing Standards

Response received by email and reproduced for publication

Application: F/26/102072

Site: 232 Leigh Road, Chandler's Ford, Eastleigh SO53 3AW

Date received: 21 September 2026

Dear Planning

Following on from the previous response from the housing standards team, after reassessing the plans and documents it has been noted that the application is for an 11 bed 11 person HMO, and not as previously thought a 9 bed 11 person HMO.

As the property is intended to utilise the loft space as habitable accommodation, the applicant should provide confirmation that the conversion has been carried out in accordance with Building Regulations and that appropriate fire safety measures are in place.

In particular, the future licence application would need to demonstrate:

- Adequate means of escape in case of fire.
- A suitable protected escape route from the loft accommodation to the final exit.
- An appropriate fire detection and alarm system.
- Suitable fire-resisting doors where required.
- Adequate natural lighting, ventilation and headroom within the loft accommodation.
- Suitable amenity provision for the number of occupants proposed

Housing Standards has no objection in principle to the proposal. The suitability of the property for HMO licensing, including the use of the loft accommodation and associated fire safety measures, will be assessed as part of any future licence application.

Kind regards