



Planning Statement

INTRODUCTION

This statement supports a Planning Application for C4 To Sui Generis Use at 418 Southampton Road





PLANNING POLICIES AND DOCUMENTS RELEVANT TO APPLICATION

The Eastleigh Borough Local Plan 2016-2036

Strategic policies S1 (sustainable development) and S2 (approach to new development);
 Development Management policies
 DM1(general development),
 DM2(environmentally sustainable development),
 DM11(nature conservation),
 DM14 (residential parking standards) &
 DM30 (internal space standards) and
 Area Policy E4 (urban renaissance quarter).
 Supplementary Planning Documents:
 Quality Places;
 Residential Parking Standards;
 Character Area Appraisals.

PLANNING HISTORY

Planning Application Number LDC/23/95800

Application Status Decided CLOPUD - Certificate Issued

Proposal Lawful Development Certificate for a Proposed Use or Development: Change of use from C3 Residential to C4 HMO, Permitted Development works to include 3m rear extension, rear dormer and 2No. front facing roof lights

LOCATION

The property is located on a busy residential road. There exists a mix of properties, but most are large detached or semi-detached units. The property is within walking distance of the train station and airport and has a good level of local amenity in walking distance.

CONTEXT

The property is undergoing full renovation as it was previously in a poor state of repair. There has previously been a lawful development certificate issued for a single storey rear extension, loft with dormer and the use of the property as a 6 person C4 HMO. The applicant is applying for use of the property for 7 person Sui Generis, an addition of one person to a previously approved scheme.

The bedrooms are good sized bedrooms (all ensuite) ranging from 10.87sqm to 11.84sqm. 20.1sqm of high quality shared facilities are provided at ground floor level for kitchen and dining. The high end finish is thought to attract working young professional tenants

ACCESS

The proposed access will remain as existing.

A bin store will be provided within the front paved arear and secure cycle storage will be provided at the rear of the property which can be accessed at the rear.

CONCLUSION

The proposed change of use is just for the addition of one person to a maximum of 7 persons to an approved C4 HMO for 6 persons, and is fully compliant with policy and therefore should be approved.