

Osmond, Gary

From: Parker, Nicholas
Sent: 07 February 2024 09:14
To: Osmond, Gary
Subject: FW: Planning App Consultation Request Internal F/24/96785

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Nicholas Parker

Planning Manager

Planning & Environment - Planning/Development Management

Ext.: 8176

From: Housing Standards <housingstandards@eastleigh.gov.uk>
Sent: Wednesday, February 7, 2024 7:23 AM
To: Azavedo-Parker, Joanna <Joanna.Azavedo-Parker@eastleigh.gov.uk>
Cc: Parker, Nicholas <nicholas.parker@eastleigh.gov.uk>
Subject: RE: Planning App Consultation Request Internal F/24/96785

Good Morning

Having looked at the submitted floor plans, I advise the following:

- 1) Each of the 7 bedrooms meet the minimum required for a single person, that is 6.51m². as per Eastleigh Borough councils HMO Amenity Standards.
- 2) The kitchen meets the minimum required for 7 persons, that's is 8m². On plan the kitchen is 20.15m² and gives additional space for dining. This is above the minimum required of Eastleigh Borough Councils HMO Amenity Standards.
- 3) Eastleigh Borough councils HMO Amenity Standards states that 2 complete bathrooms are required for 7 persons. On the submitted plan, 7 bathrooms are included. This is above the minimum required of Eastleigh Borough Councils HMO Amenity Standards
- 4) Whilst no information has been provided regarding fire safety, it will be a licensing requirement that a grade A:LD2 automatic smoke detection system is installed, along with FD30 fire doors on each room. A Fire risk assessment will also be required. On plan the fire escape route is suffice. (giving consideration to protection, as per the requirement for fire doors and alarms)
- 5) Whilst not a licensing requirement I note that there are two bathrooms directly above bedroom 4. This may cause a noise nuisance to bedroom 4, therefore I would advise some level of noise insulation between the en-suites serving bedrooms 1 & 2, and bedroom 4.

Giving regard to the above, I have no objections to this application.

Regards
Aaron

From: Joanna Azavedo-Parker <joanna.azavedo-parker@eastleigh.gov.uk>
Sent: Tuesday, February 6, 2024 9:46 AM
To: Housing Standards <housingstandards@eastleigh.gov.uk>
Subject: Planning App Consultation Request Internal F/24/96785

You don't often get email from joanna.azavedo-parker@eastleigh.gov.uk. [Learn why this is important](#)

Application No: F/24/96785

Address: 418 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QJ

Description: Change of use from three bedroom dwelling (C3) to seven bedroom HMO (Sui Generis), including single storey rear extension and conversion of loft to include box dormer

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: gary.osmond@eastleigh.gov.uk

Phone/Ext: 023 8068 8490

Kind regards

Planning