



Applecore PDM, 21 Middle Street, Park Gate, SO31 7GH

May 2024

PLANNING STATEMENT

394 Southampton Road
Eastleigh
SO50 5QJ

Change of use from dwellinghouse to 7 person
House in Multiple Occupation

1	Introduction	2
2	Site Description	2
3	Planning History	3
4	Proposed Development	3
5	Conclusion	4



1. Introduction

Applecore PDM have been instructed to submit an application for planning permission to Eastleigh Borough Council for the proposed change of use of 394 Southampton Road from a Class C3 dwelling, to a 7-bedroom house in multiple occupation.

2. Site Description

The application site is a 3-bedroom, 2 storey mid-terrace property fronting the A335 Southampton Road, beyond which is the railway line linking Eastleigh to Southampton Airport Parkway, and further east the runway of said airport.

The terrace is largely uniform in appearance, with all houses featuring a typical late Victorian style double bay with crossed gable roofs.

Approximately 500m south of the site is the main terminal for Southampton International Airport, with an industrial estate and Eastleigh College similar distances to the north east and north west respectively. The local shopping precinct is around a 15-minute walk north of the site, with a wide variety of retail, restaurants and other amenities available.

Either train station can be reached within a 20-minute walk, offering nationwide transport links. Within a short distance from the site, on either side of the road, are bus stops offering links



between Eastleigh bus station, Hedge End and Botley, with a university bus allowing access to Southampton. Eastleigh bus station also provides links to Southampton and Romsey.

The site is not contained within a flood zone, nor is it within, or adjacent to, a conservation area. Research shows only a handful of HMOs in the local vicinity, with a much higher density around the shopping precinct.

3. Planning History

According to the local authority's website, there are no planning records for this property. Only one of relevance could be found in the same vicinity:

- **F/24/96785** - 418 Southampton Road, Eastleigh, SO50 5QJ:
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;
approved 21-03-2024

4. Proposed Development

The application seeks to convert the existing property into a house in multiple occupancy for up to 7 persons. This will be achieved by reconfiguration of the internal layout, and the construction of a single storey rear extension. Accommodation shall also be provided in the roofspace, with the provision of rear facing dormer windows and front facing rooflights. All building works shall be carried out in accordance with permitted development rights. All bedrooms are in excess of 10sqm and all offer en-suite bathroom facilities.



A generously proportioned kitchen/dining area is also provided, and there is adequate space for the storage of bins and bicycles to the front and rear of the property. Access shall remain as existing, with the main entrance located at the front, and also benefitting from rear access via an alleyway from the adjacent York Road.

5. Conclusion

HMO's play a valuable role in providing affordable accommodation for young professionals who cannot afford to enter the housing market. They also contribute to the provision of a mixed and balanced community. The application site is in a highly sustainable location which would offer easily accessible amenities to occupants, and encourage modes of transport other than a motor vehicle. A change from C3 to C4 would be permitted development under Schedule 2, Part 3, Class L of the Town and Country Planning Act. This application seeks to increase the maximum occupancy allowed by these regulations by 1 person, without causing any detrimental harm to the property or surrounding area, whilst still providing a good standard of living for future occupants.