



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

May 2024

PLANNING STATEMENT

91 Leigh Road
Eastleigh
SO50 9DQ



Change of use to 8 bedroom
House in Multiple Occupation



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1. Introduction

Applecore PDM have been instructed to submit an application for full planning permission to Eastleigh Borough Council, for the change of use of 91 Leigh Road, from offices, to an 8 bedroom house in multiple occupation.

Applecore PDM offer a range of planning related services, and seek to work proactively with the local planning authority to ensure high quality design in accordance with standards and policy.

2. Site Description

The application site is a two storey, semi-detached building in use as offices, along a short terrace which is also primarily in commercial use, although conversion to or from residential use is apparent. The building boasts a footprint of around 122sqm, on a 360sqm plot. To the front is a generously proportioned forecourt, with the rear comprising hardstanding, used for parking, associated with the commercial use.

The property sits close to the junction of Leigh Road and Romsey Road in a mostly built-up area, comprising a variety of building ages, designs, and uses. Directly to the rear of the site, fronting Chamberlayne Road, is a school set across 1.4 acres of land.

The site lies within a 10 minute walk of both Eastleigh bus and rail stations, which offers connections to Southampton via bus, as well as further afield via train. Also within a similar walking distance is the Swan Centre shopping mall, with a wide range of retail, restaurants, and other amenities, available.



3. Proposed Development

Planning permission is sought to convert the existing building into an 8 bedroom house in multiple occupation. Due to the generous size of the existing property, the proposal has been designed to retain the existing building without the need for external alterations. Internally, the available space has been reconfigured to provide 8 spacious bedrooms, ranging from 12.17sqm to 19.02sqm. All rooms will also benefit from en-suite bathroom facilities. Ample kitchen/communal space is provided, with a separate utility area.

Outside, a boundary fence with lockable gates is proposed to enclose the property to the east and south. This will also allow for the provision of a communal garden space. Space for the storage of bicycles and refuse has been allocated to the rear, with up to three parking spaces for cars also proposed at front and rear.

4. Access

Pedestrian access to the property will remain as existing, with the main entrance situated to the side of the principal elevation, and double doors to the rear. For additional security, both entrances will be enclosed by the proposed boundary fence, with lockable gates on both sides. The rear access from Chamberlayne Road will lead to the rear gate, as well as the proposed bicycle storage, reducing the need to bring cycles into the building. Spaces for the parking of two cars will also be provided in this rear parcel of land. A further, allocated, parking space is proposed for the front of the property, with the provision of a dropped kerb to allow direct access from Leigh Road.



5. Planning History

Desktop research of the LPAs public register reveals no direct planning history for this property. However, some recent, nearby, applications of relevance include:

F/19/86067 – 93 Leigh Road - Change of use from Office (B1a) to Residential (C3), including two storey rear extension to provide 3No. two bedroom and 1No. one bedroom apartments. Approved 17/09/2019

F/20/87622 – 83-85 Leigh Road – Installation of dropped kerb. Approved 22/05/2020.

F/23/96585 – 107-109 Leigh Road - Conversion of offices to 2.no HMO's for 6 unrelated persons (C4), single storey side/rear extension to No 107, amenity space, parking, boundary containment, alterations to fenestrations. Approved 03/04/2024.

6. Conclusion

HMOs play a valuable part in contributing towards a mixed and balanced community. Information available suggests there is not an over-intensification of shared houses in the immediate area, with comparison to an array of C3 dwellings and other uses, conforming with the need for mixed and balanced communities. Houses in multiple occupation provide homes for young professionals who cannot afford to get on the property ladder, and for whom shared living properties provide an all bills included option, for independent living. This is also a particularly sustainable area, combining residential uses with commercial, and nearby transport links.

The conversion of the property to a residential use will fulfil the potential of this large and spacious building, with the need for such large office spaces becoming less of a requirement in the modern era. Whilst the planning history confirms no such details, it



is highly likely the property was designed as a large house, before finding suitability as office space. Although the change of use of the property is not deemed to meet the threshold for biodiversity net gain, the proposal will create garden space in an area mostly associated with vehicular parking, but allowing for retention of such use, albeit reduced. Local planning history shows the provision of off-street parking to the frontage is acceptable with regard to road safety.

The proposal seeks to utilise the property in its existing form, without having a determinantal impact on the property, locality, or living standard for future occupiers. Therefore, it is considered that the scheme is acceptable.