



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

June 2024

PLANNING STATEMENT

4 Archers Road
Eastleigh
SO50 9AR



Change of use to from C4 HMO to Sui Generis HMO
for more than 6 persons



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



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 4 Archers Road, from a 6-bedroom C4 house in multiple occupation (HMO), to a 7-bedroom house in multiple occupation.

2. Site Description

The application site is a two storey mid-terrace property of post-Victorian design at the southern end of Archers Road. The surrounding area is largely residential in nature, and is located around 75m north of the A335 Leigh Road, close to the local recreation ground.

The site is approximately a 6 minute walk from Eastleigh bus station, and 8 minutes from Eastleigh train station. A short walk leads to the Leigh Road shopping precinct and further on to the Swan Centre. The transport links and local amenities make this a sustainable place to live.

Access to the property can be achieved from the front and rear. Beside the neighbouring property to the south is an access road, which leads to a rear alleyway, allowing direct access into the bicycle and refuse storage, and also the additional storage space to the rear of the utility and kitchen areas.



3. Planning History

According to the council's website, only one entry for this property features on the public register:

- **LDC/23/95523** - Lawful Development for proposed change of use from C3 Residential to C4 HMO. Loft conversion with rear dormer and front facing rooflights. Changes to wall and roof of existing conservatory. Alterations to fenestration.
Certificate issued 23/08/2023.

This lawful development has since been implemented, with the C4 use commencing in the spring of 2024.

4. Proposed Development

This application looks to add an additional bedroom to the shared house following occupation of six rooms, in accordance with permitted development. Previously a room had been reserved for communal use as a study, but due to an already well proportioned communal space to the rear ground floor, this space is deemed to be more suitable as an additional bedroom. All rooms will remain of a suitable size and standard for future occupiers.

No building works are proposed as part of this application, as they have already been deemed lawful via the previous application, and completed prior to first occupation.



5. Conclusion

The change from a 6-bedroom HMO, to a 7-bedroom HMO, constitutes a change of use in terms of classification, due to the limitations of occupancy within the use class C4. Materially, the use of land is no different, and no alterations to the appearance of the property are required to achieve the change. The increase of habitable rooms by a single unit will not affect the standard of living for future occupiers and will provide additional, affordable housing in the locality. It is also not considered that the minor increase will have a detrimental effect on the surrounding community. The property is located within a sustainable area, and therefore the proposal is considered to be acceptable.