



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

June 2024

PLANNING STATEMENT

420 Southampton Road
Eastleigh
SO50 5QJ



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



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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 420 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 lies the runway of the airport.

The terrace is mostly 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. 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, the following planning applications relate to the property:

- **PN/24/97032** - Prior Notification for the construction of a single storey rear extension (depth 5.0m, height to eaves 2.80m and maximum height 3.30m); Prior Approval Not Required, 22-04-2024
- **LDC/23/95675** - Lawful Development Certificate for a Proposed Use or Development: Change of use from C3 Residential to C4 HMO, and permitted development works to include 3m rear extension and rear dormer, and 2no. front facing rooflights; Granted 03-10-2023

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, which will also include the approved larger home extension as noted in the above planning history. Accommodation shall also be provided in the roofspace, with the provision of rear facing dormer windows and front facing rooflights. It should be noted that this application is



purely for the change of use, with all building works within the tolerance of prior approval and/or permitted development.

All bedrooms are in excess of 10sqm and all offer ensuite 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 at the rear of the property. Access shall remain as existing, with the main entrance located at the front, and also with the benefit of rear access via an alleyway spanning from South Street and 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, as confirmed within the planning history for this property. 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.