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Date 1 August 2024

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Dear Mr Osmond,

33 GEORGE STREET, EASTLEIGH, SO50 9BT

Change of use from dwelling (C3) to 7 Bedroom / 7 Person House of Multiple Occupation (sui generis)

Having reviewed the information contained within the application pack, there would be no objection to the proposals, subject to a condition being applied to ensure an appropriate bike store is provided as outlined below.

In terms of access in and out of the site from the highway, no changes are proposed and this is acceptable given the existing footway links that serve the site allowing for sustainable access into Eastleigh town centre and its various facilities including bus and rail stations.

In terms of parking, no vehicle parking is proposed. Whilst this is acceptable due to the location of the site, applicants should be made fully aware that they (or future residents) will not be entitled to join the Controlled Parking Zone, given this is a conversion of a dwelling. As such, the site will essentially need to be car free.

Whilst no car parking is provided, a cycle shed is proposed. Given the increased reliance on cycling due to the lack of car parking, this will need to fully conform to the EBC Parking Standards, with a minimum of 7 cycle spaces provided. Plans do not adequately show the cycle facilities in terms of what can cycles be locked up to within the store, along with dimensions to adequately fit 7 cycles and access and egress

*Director of Hampshire 2050
Garry Westbrook*

without issue. As such it would be requested that a condition is put in place to both provide plans for the approval of the cycle store, and to ensure it is actually provided.

CONDITION:

CYCLE STORE - DETAILS REQUIRED

No development shall start on site until plans and particulars showing details of the provisions of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is occupied and shall be retained thereafter.

Reason - To ensure adequate provision within the site.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook