



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

August 2024

PLANNING STATEMENT

103 Leigh Road
Eastleigh
SO50 9DR

Change of use to House in Multiple Occupation
for more than 6 persons



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1.Introduction

Applecore PDM have been instructed to apply to Eastleigh Borough Council for the change of use of 103 Leigh Road, to form an 8 bedroom house in multiple occupation.

This application follows previous approvals to convert the property from an office to residential use, which remains unimplemented and thus, the previous consent has expired.

2.Site Description

The application site is a semi-detached, two storey property that had been converted from residential use to office use in the 1970s. The front features a two-storey bay window, and at the rear there is a small single storey rear extension and large garage with off road parking via a rear access road from the adjacent streets. The main entrance to the property is situated to the side of the building.

Leigh Road spans approximately 1.5miles, passing under the M3 to the west and terminating at High Street to the east. The application location lies around 350m from the eastern end, between the junctions with Chamberlayne Road and Nutbeem Road. The majority of the buildings surrounding the site are of late-Victorian style, typically forming clusters of large, two-storey semi-detached houses. Whilst many of the surrounding buildings have taken on a commercial use, the streetscene is visually residential in nature, with the large dwellings and location appealing to professional services.

The site is within a 10-minute walk of the Eastleigh Rail and Bus stations, which offer transport links across the county and further. Close to the site is the High Street shopping precinct, which leads south to the Swan Centre, both of which offer all the amenities associated with such areas. There is also another retail area to the west, and an industrial estate further east beyond the railway tracks. Within Leigh Road, close to the site, is a convenience store, public house and recreation ground.



3.Planning History

The following entries are revealed on the council's public register for the property:

- **DC/20/87398** - Discharge of condition 5 (Sustainable disposal of surface water and disposal of foul sewerage) of planning permission F/18/83290 for Alterations and extensions following the conversion of B1(a) office to 3no.flats (C3) and associated parking, cycle and bin storage.
Discharged 02/04/2020
- **F/18/83290** - Alterations and extensions following the conversion of B1(a) office to 3no.flats (C3) and associated parking, cycle and bin storage.
Approved 09/08/2018
- **DC/17/81794** - Discharge of condition 4 of planning application PN/17/81503.
Discharged 08/01/2018
- **PN/17/81503** - Prior approval for change of use from office use Class B1(a) to four dwellings Class C3.
Prior Approval Granted 13/10/2017
- **Z/14531/002/00** - Replacement storage building and provision of additional parking spaces
Approved 17/07/1995

Whilst the public register only reveals the above entries, the case officers report for a previous application refers to the following historic entries:

- **EAB08317** - Change of use from residential to offices.
Approved 10/11/1973
- **EAB08588** - Extensions and alterations to offices.
Approved 12/02/1974



4. Proposed Development

Permission is sought to elaborate on the previous approvals for residential use, and convert the former offices into a single, 8 bedroom house in multiple occupation (use class Sui Generis). The previous permission included consent for a large, single storey rear extension, which is also proposed for this scheme. This will be facilitated by removal of the existing garage and small extension. Additionally, a gable raise and rear dormer is planned, to provide additional accommodation in the roof space.

Boundary treatment will be introduced to enclose the external amenity space, comprising the side and rear of the property. Storage for 8 bicycles will be provided in the rear garden, with refuse storage and parking provision for 2no. cars provided outside of the rear fence.

Access to the property will remain as existing, with gates to the rear and side providing additional security.

On the ground floor, 2 bedrooms will be located within the new extension, along with a spacious kitchen/communal area, with a rooflight providing additional daylight. 2 further bedrooms will be provided at the front of the property. The first floor will feature 3 bedrooms, and the eighth bedroom will be situated in the extended loft space.

All bedrooms are in excess of 10sqm, and all will have ensuite facilities.

5. Conclusion

The application is not largely dissimilar to the previously approved application, with the removal of the garage and construction of extension being a key matter. The previous consent would have provided a 6 bedroom property, this application will provide an 8 bedroom property with alterations to the roof also included. It will offer the opportunity for 8 individuals to afford good quality accommodation in a sustainable location. The building was clearly intended for residential use, changing to offices around half a century ago, with recent precedent for its suitability to return to its original use.

It is considered that the scheme is acceptable and should be approved.