

Additional Parking Evidence

Introduction

This report has been prepared to provide a comprehensive overview of the parking situation surrounding the proposed development at 33 George Street, Eastleigh. The application seeks to amend the existing lawful development certificate for a six-bedroom House in Multiple Occupation (HMO) by allowing the addition of a seventh bedroom. The focus of this report is to demonstrate that this minor change will not have a material impact on parking availability in the local area, which has been a key concern raised during the consultation process.

Through multiple surveys conducted at peak times, including evening hours when parking demand is typically highest, we have consistently found that there is ample on-street parking available in the surrounding roads—George Street, The Crescent, and Newtown Road. Photographic evidence collected from these surveys you can view this below.

Why Approval Should Be Granted

The proposed addition of one occupant to an already approved six-bedroom HMO does not represent a material change that would significantly alter the impact on local parking demand. The existing permission allows for six occupants, and increasing this number by one is highly unlikely to result in an increase in car ownership or parking pressures, especially given the property's central location and proximity to public transport links.

National and local planning policies consistently promote the development of HMOs in sustainable locations, particularly where public transport options are available, as is the case here. According to parking surveys and data from the Department for Transport (DfT), properties in urban areas, particularly HMOs, tend to generate lower levels of car ownership than traditional family homes. The demographic profile of HMO tenants, who often rely on public transport or cycling, further supports this.

Furthermore, Hampshire Highways has raised no objection to the proposal, reinforcing the argument that parking is not a significant concern in this context.

We believe that, given the evidence provided and the minimal impact of the proposed changes, this application aligns with the council's strategic objectives and should be recommended for approval.

HMO Designers
33 Goerge Street

The Crescent

7:30 27th of August

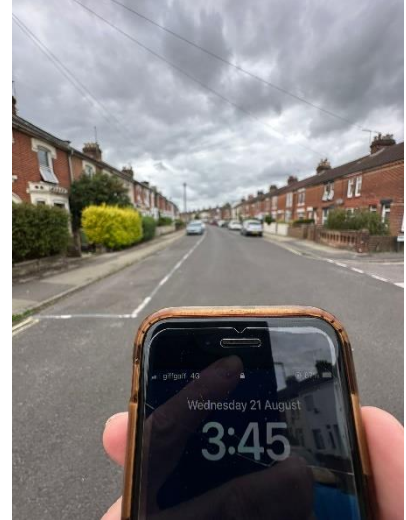


12:30 8th of August



HMO Designers
33 Goerge Street

14:40-15:45 21st of August



7:00 9th of September



HMO Designers
33 Goerge Street



20:45 3rd of September



HMO Designers
33 Goerge Street

George Street

7:30 27th of August

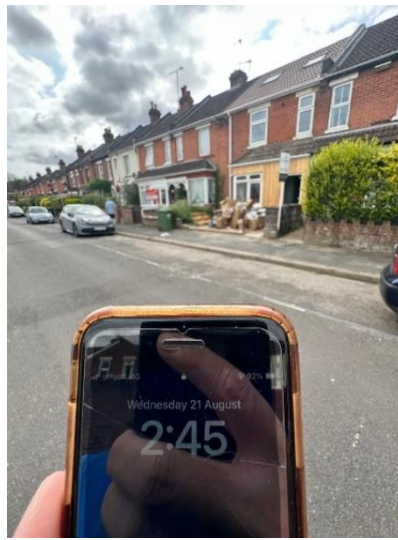


10:35 26th of August



HMO Designers
33 Goerge Street

14:45-15:45 21st of August



7:00 2nd of September



HMO Designers
33 Goerge Street

20:45 3rd of September



Newtown Road

20:45 3rd of September

