



Eastleigh Local Area Committee

Tuesday 5th November 2024





Agenda Item 6.

Planning Guidelines



How Proposals Are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**
- The Development Plan –adopted Eastleigh Borough Local Plan 2016-2036 and Hampshire Minerals and Waste Plan.



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- National Planning Policy Framework (2023) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Amended 2023)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific policies;
- Site specific matters – highway matters, residential amenity, infrastructure, biodiversity, contaminated land, noise, drainage;
- Consultee and 3rd party comments;
- Precedent (current case law).



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms





Agenda Item 7.

Planning Application – F/24/97687

33 George Street, Eastleigh

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



Location Plan



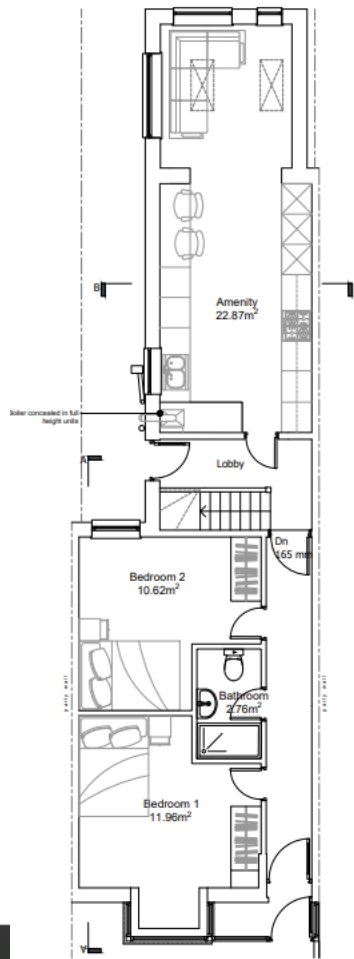
Site Photos



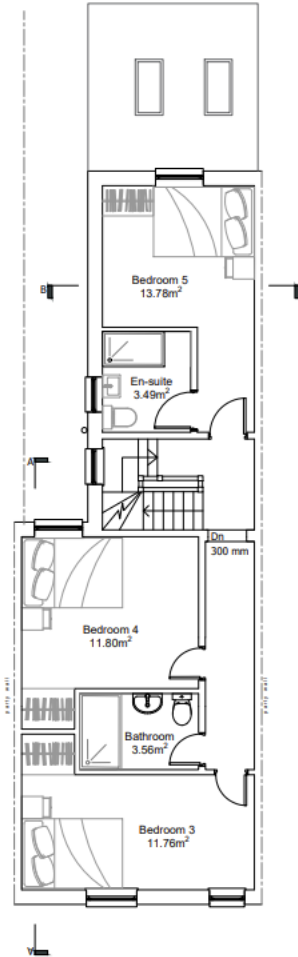
Proposed Site Plan



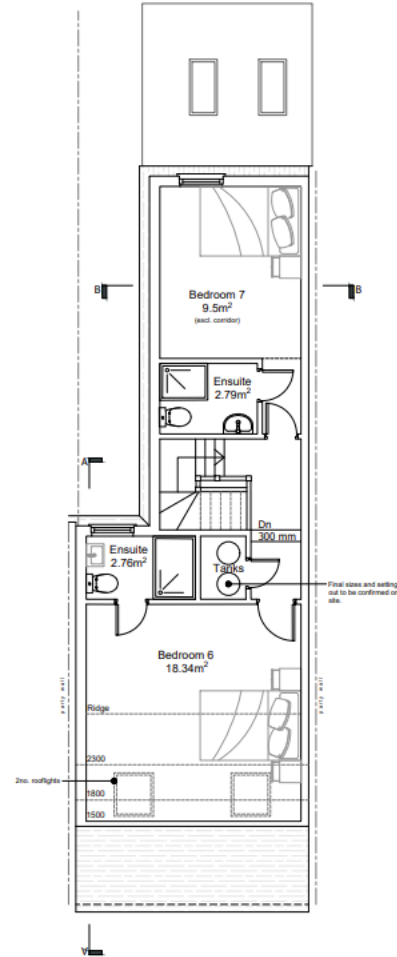
Proposed Floor Plans



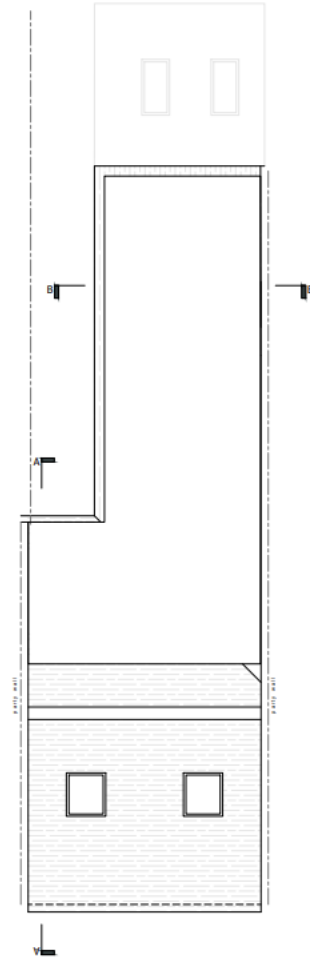
GROUND FLOOR PLAN



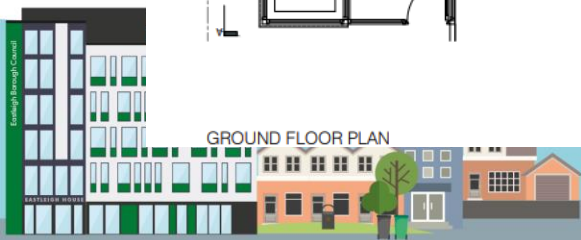
FIRST FLOOR PLAN



LOFT PLAN



ROOF PLAN

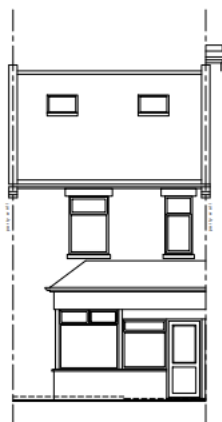


Proposed Elevations



REAR ELEVATION

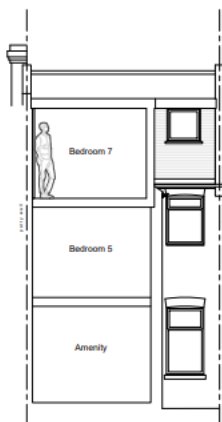
SCALE 1:50



FRONT ELEVATION

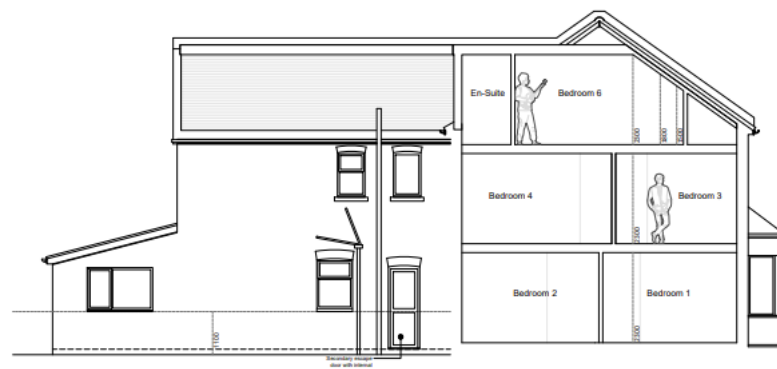
SCALE 1:50

NOTE: PROPOSAL FOR ADDITIONAL BEDROOM ONLY.
NO BUILDING WORK TO BE UNDERTAKEN.
ALL ROOMS TO BE SINGLE OCCUPANCY



SECTION B-B

SCALE 1:50



SIDE ELEVATION AND SECTION A-A

SCALE 1:50



EASTLEIGH
BOROUGH COUNCIL

Updates:

- None



Considerations:

- Within the urban edge (Principle of development acceptable)
- Very close to Eastleigh Town Centre (Sustainable Location)
- Conversion to 6 person HMO already approved via Permitted Development, including physical alterations
- Various objections received – parking; area character; noise & disturbance
- No objection from Housing Standards or Hampshire Highways



Considerations:

- Main consideration: **Is there a measurable difference in planning terms between a 6 and 7 person HMO?**
- Very difficult to demonstrate
- 'Fallback' position must be taken into account (i.e. 6 bed HMO)
- Recommendation: **PERMIT**

