

132 Nutbeem Road

Eastleigh

SO50 5JT

Applecore PDM have been instructed by Tadorna Property to submit an application to Eastleigh Borough Council for a change of use from a Class C3 dwellinghouse to a Class C4 House in Multiple Occupation (HMO), with associated building works.

On November 7th 2024, householder permission was approved for the construction of a two-storey rear/side extension along with a rear dormer window (reference H/24/98092).

Both of these elements are now being reapplied for as part of this full planning application, as amendments to the approved drawings are required to facilitate the use as a six-bedroom HMO. The majority of amendments are internal and would not normally require planning permission, however it would be deemed a breach of planning control if there were any deviation from the permitted plans.

The change of use from C3 to C4 is permitted development under Schedule 2, Part 3, Class L (b), however as the external works required do not fall under permitted development rights, it has been decided that all elements will be reapplied for in one complete application for planning permission.

Given that the works have been approved already, and the use class is lawful, the applicant has a fall-back position to implement both regardless, however the revised plans present a better standard of living for future occupiers. Therefore, the scheme is considered acceptable and planning permission should be granted.