

PLANNING STATEMENT

MARCH 2025

105 LEIGH ROAD
EASTLEIGH
SO50 9DR

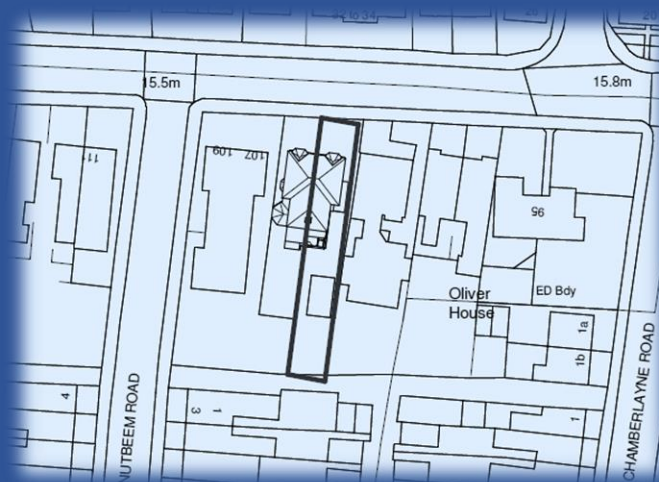
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1. INTRODUCTION

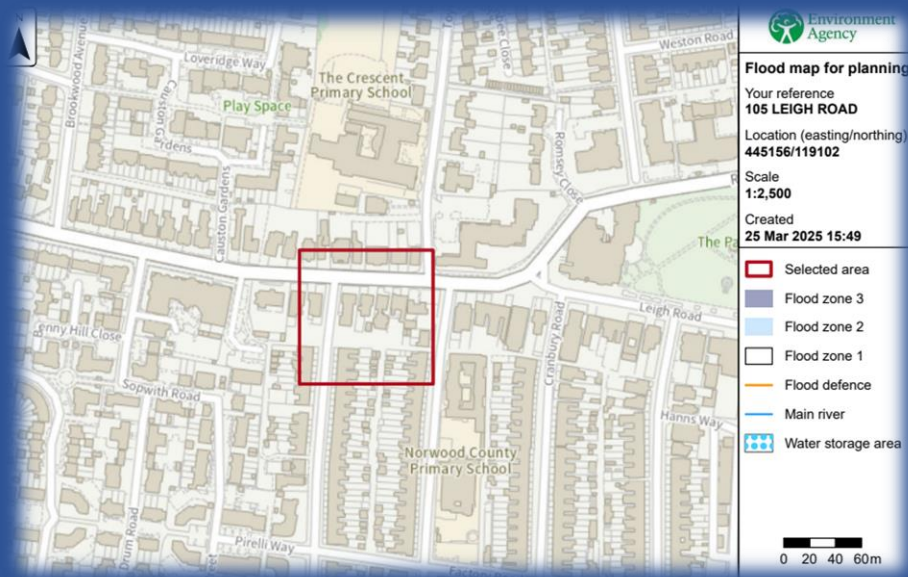
- 1.1. Applecore PDM have been instructed to submit an application for planning permission to Eastleigh Borough Council (the LPA) with regard to the residential redevelopment of 105 Leigh Road.
- 1.2. Applecore offer a range of architectural and planning services and look to work proactively with the LPA to secure an acceptable development.

2. SITE DESCRIPTION

- 2.1. The application site is a two-storey semi-detached property on a site of around 280m².
- 2.2. The property is brick built, with two storey bay windows, topped with 'witches' hat' roofing, with the main roof slope being dual pitched.
- 2.3. The area is predominantly residential in nature, however there are non-residential elements also common to the locality.
- 2.4. The site was last used as a children's daycare centre, and before was in office use, but it is most likely the property was built for residential purposes.
- 2.5. The application location lies around 350m from the eastern end of Leigh Road, between the junctions with Chamberlayne Road and Nutbeem Road.



- 2.6. According to the governments flood map for planning, the property is in Floodzone 1, meaning it has a low probability of flooding



2.7. The property is not listed and is not in a conservation area. The proposed development is not considered to be detrimental to the settings of any heritage assets, the closest of which are listed in the table below:

TYPE	NAME	LOCATION
CONSERVATION AREA	BISHOPSTOKE	1.25km East
GRADE II LISTED BUILDING	EASTLEIGH WAR MEMORIAL	280m EAST
GRADE II LISTED BUILDING	HOME FARMHOUSE	850m west

2.8. The site is around a 10 minute walk from Eastleigh Railway station, as well as the bus station.

2.8.1. Railway travel offers direct journeys across Hampshire and Wiltshire, and to London.

2.8.2. Buses can be taken to Southampton and Winchester.

2.9. 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

3.1. According to the LPAs online public register of planning applications, the following history exists for the site.

- **F/04/52308** - *Single storey side extension and alterations to west elevation and erection of boundary fence* – Approved 26th November 2004
- **F/09/66081** - *Erection of 1no. non-illuminated wall mounted sign facing Leigh Road and 1No. non-illuminated sign on fence at rear* – Approved 23rd December 2009
- **F/09/65248** - *Change of use from office B1 to childrens day care nursery D1* – Approved 31/07/2009

3.2. Whilst the available history is limited, it is expected that there may be historical entries regarding the change from residential use.

3.3. Relevant local applications also include:

- **F/24/97730** - *Conversion of offices (Class E) to form 2.no HMO's each for 7 unrelated persons (sui generis), single storey side/rear extension to no.107, amenity space, parking and alterations to fenestration* – Approved 10th September 2024
- **F/24/97969** - *Change of use from offices to 1no. eight bed house in multiple occupation with single storey rear extension, hip to gable extension, 1no. rear dormer window, boundary treatment, car parking and external amenity space* – Approved 22nd October 2024

4. PROPOSED DEVELOPMENT

4.1. The proposed development comprises internal and external modifications to facilitate a change of use to an eight-bedroom house in multiple occupation. Details of the alterations include:

4.2. EXTERNAL ALTERATIONS

4.2.1. Construction of a single storey rear extension with roof lantern.

4.2.2. Construction of gable build up.

4.2.3. Construction of rear dormer, with windows to front roof slope.

4.3. INTERNAL ALTERATIONS

4.3.1. GROUND FLOOR

4.3.1.1. Two ensuite bedrooms to the front of the property

4.3.1.2. Large open plan communal kitchen and dining area with adequate facilities for the number of occupants.

4.3.1.3. Water tanks and boiler to be enclosed, along with an additional WC for guests and visitors.

4.3.1.4. Two further ensuite bedrooms to the rear. Both will benefit from doors as well as windows, as a means of escape.

4.3.2. FIRST FLOOR

4.3.2.1. Three ensuite bedrooms

4.3.3. SECOND FLOOR

4.3.3.1. One ensuite bedroom

4.3.4. All party walls will have acoustic plaster boarding installed as a means of noise insulation.

4.3.5. All rooms will have access to natural light and ventilation, and mechanical ventilation will also be installed throughout.

4.4. OTHER

4.4.1. Fencing and lockable gates will be installed to enclose the garden area, which will feature raised planters and outdoor amenity space

4.4.2. 2no. car parking spaces will be provided on the existing hardstanding to the rear, including an EV charging point.

4.4.3. Biodiversity enhancements, such as bat bricks, will be introduced into the development.

4.4.4. Specialist glazing will be installed on the front elevation to combat noise pollution from Leigh Road.

5. PLANNING POLICY

5.1. Along with the aims and objectives of the NPPF (2024), policies from the Eastleigh Borough Local Plan have been considered. Relevant policies and documents include:

S1 – Sustainable Development	S2 – Approach to Development
S3 – Location of New Housing	DM1 – General Development
DM2 – Environmentally Sustainable Development	DM3 – Climate Change
DM8 – Pollution	DM14 – Parking
DM23 – Residential Development within Urban Areas	DM30 – Internal Space Standards
SPD – Quality Places	SPD – Parking Standards

6. SPACE STANDARDS

6.1. The following table demonstrates how the proposed development complies with both the nationally described space standards for new dwellings, as well as Eastleigh Borough Councils own Amenity & Space Standards for Houses in Multiple Occupation document.

6.2. The nationally described space standards only cover a maximum 6 bedroom/8 person scenario, so there is no collective floorspace with which to compare. However, all individual bedrooms exceed the NDSS, and the locally described space standards.

ROOM	EBC STANDARDS	NDSS	PROVIDED
BEDROOM 1	6.51m ²	7.5m ²	15.02m ²
BEDROOM 2	6.51m ²	7.5m ²	10.55m ²
BEDROOM 3	6.51m ²	7.5m ²	10.06m ²
BEDROOM 4	6.51m ²	7.5m ²	9.01m ²
BEDROOM 5	6.51m ²	7.5m ²	10.05m ²
BEDROOM 6	6.51m ²	7.5m ²	10.93m ²
BEDROOM 7	6.51m ²	7.5m ²	12.68m ²
BEDROOM 8	6.51m ²	7.5m ²	13.03m ²
KITCHEN/COMMUNAL	10m ²	-	35.70m ²
BATHROOMS (ENSUITE)	2no. Bathrooms	-	8 (+1 WC)

7. CONCLUSION

- 7.1. The proposal will bring a redundant building back into use, with a full upgrade to provide a high standard of residential accommodation for future occupiers. It is considered to be compliant with local policy and national standards. The property will include biodiversity enhancements as well as measures to tackle noise and air pollution.
- 7.2. Due to being between two other approved schemes of a similar nature, the proposal is not thought to be detrimental to the amenity of the neighbouring properties, indeed when complete, the locality will offer a number of affordable accommodation in a sustainable area, presented to a high standard.
- 7.3. It is considered that the proposed development is acceptable in planning terms, and therefore planning permission should be granted.