

PLANNING STATEMENT

APRIL 2025

91 LEIGH ROAD
EASTLEIGH
SO50 9DQ

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1. INTRODUCTION

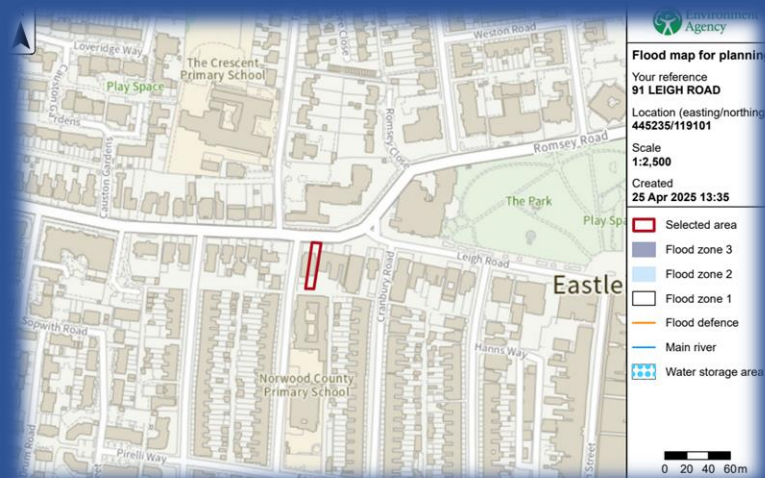
- 1.1. Applecore PDM have been instructed to resubmit an application for full planning permission to Eastleigh Borough Council (the LPA), for the change of use of 91 Leigh Road, from offices to an 8-bedroom house in multiple occupation.
- 1.2. Applecore PDM offer a range of planning related services, and seek to work proactively with the local planning authority to ensure high quality design in accordance with standards and policy.

2. SITE DESCRIPTION

- 2.1. The application site is a two storey, semi-detached building in use as offices, along a short terrace which comprises a mix of residential and commercial use.
- 2.2. The building has a footprint of around 122sqm, on a 360sqm plot. To the front is a generously proportioned forecourt, with the rear comprising hardstanding, used for parking.
- 2.3. The property sits close to the junction of Leigh Road and Chamberlayne Road in a mostly built-up area, containing a variety of building ages, designs, and uses.



- 2.4. According to the governments flood map for planning, the property lies within flood zone 1, a site with a low probability of flooding from rivers or sea.



2.5. The site is not within a conservation area or adjacent to a listed building. For clarity, the closest heritage assets are listed in the table below:

TYPE	NAME	LOCATION
CONSERVATION AREA	BISHOPSTOKE	1.2KM EAST
GRADE II LISTED BUILDING	EASTLEIGH WAR MEMORIAL	195M EAST
GRADE II LISTED BUILDING	CHURCH OF THE RESURRECTION	450M NORTH WEST

2.6. The site lies within a 10-minute walk of both Eastleigh bus and railway stations, which offer connections to Southampton via bus, as well as further afield via train.

2.7. Also within a similar walking distance is the Swan Centre shopping mall, with a wide range of retail, restaurants, and other amenities, available.

3. PLANNING HISTORY

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

- **F/24/97449** - Change of use from offices (Class E(g)(i)), to 8-bedroom house in multiple occupation (sui generis use), with associated refuse and cycle storage, boundary treatment, and provision of parking to include new dropped kerb on Leigh Road – Refused 16th July 2024

3.2. The refusal was appealed and subsequently dismissed on 10th April 2025. However, the main reason for the refusal was the lack of mitigation with regard to protected habitats, whilst other reasons for refusal were considered able to be overcome. Had the LPA been minded to engage in the mitigation process though the lifetime of the original application, it is considered that the appeal may have been allowed. It is noted that other applications with the LPA have secured mitigation as a pre-occupation condition, which is felt to be an acceptable mechanism for this matter.

4. PROPOSED DEVELOPMENT

4.1. The scheme is similar to the refused scheme, in terms of internal layout, with three ensuite bedrooms at ground floor and five at first floor level.

4.2. The previously proposed parking scheme has been omitted, with now just two parking spaces retained to the rear.

4.3. The main difference with this scheme is the adoption of mitigation measures to address the concern of overlooking and privacy.

4.3.1. The ground floor windows to the side, facing no.89, will be fitted with canopies to restrict overlooking from the first-floor windows of the neighbouring property.

4.3.2. To address the issue of reciprocating privacy issue for the neighbouring property, bespoke, fixed, vertical louvres are proposed for the first-floor side windows. These will be angled to face south, affording the occupier a level of outlook and natural light.

4.3.2.1. These elements were taken onboard following the suggestion by the Planning Inspector as part of the appeal decision, noting that this could have been secured by condition.

5. SPACE STANDARDS

5.1. The proposed development has been designed with the Nationally Described Space Standards (NDSS) and Local 'Amenity & Space Standards for HMOs' taken into account. To demonstrate compliance, the table below details the requirements in comparison to what is proposed to be provided. This considers the national guidance for what may be considered as technically a new dwelling, along with local standards based on single occupancy rooms where no cooking facilities are provided in bedrooms.

ROOM	NDSS	EBC STANDARD	PROVIDED
BEDROOM 1	7.5M ²	6.51M ²	16.55M ²
BEDROOM 2	7.5M ²	6.51M ²	15.25M ²
BEDROOM 3	7.5M ²	6.51M ²	14.93M ²
BEDROOM 4	7.5M ²	6.51M ²	19.02M ²
BEDROOM 5	7.5M ²	6.51M ²	15.25M ²
BEDROOM 6	7.5M ²	6.51M ²	12.17M ²
BEDROOM 7	7.5M ²	6.51M ²	17.15M ²
BEDROOM 8	7.5M ²	6.51M ²	14.58M ²
BATHROOMS	N/A	2 BATHROOMS/ 3 WCS	8 BATHROOMS/ 8 WCS
KITCHEN/COMMUNAL	N/A	10M ²	33.43M ²
ADDITIONAL UTILITY	N/A	N/A	5.47M ²

6. CONCLUSION

- 6.1. Following refusal of the previous scheme, and subsequent appeal dismissal, measures have been introduced to overcome the reasons for rejection, and it is now considered that the proposal offers an acceptable standard of development for future occupiers and neighbours.
- 6.2. A nutrient budget calculator has been submitted with the application and the applicant will agree to enter into the appropriate mitigation scheme as required.
- 6.3. The property lies in a very sustainable locations and offers a high standard of accommodation, along with parking and bicycle storage, and will bring an empty building into use whilst adding to the councils housing stock.
- 6.4. With all considered, the scheme should now be deemed acceptable and planning permission should be granted.