

MR ALEJANDRA HEAP
STREET DESIGN PARTNERSHIP
16 BREWERY YARD
DEVA CITY OFFICE PARK
SALFORD
M3 7BB

Application	F/25/99368
Please ask for	Gregg Chapman
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Monday 16 June 2025

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/25/99368

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 May 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Change of use from a six person six bedroom House in Multiple Occupation (Use Class C4) to a ten person six bedroom House in Multiple Occupation (Sui Generis)
Site:	THE HAWTHORNS, MADDOXFORD LANE, BOTLEY, SOUTHAMPTON, SO32 2DG

For the following reasons:

- 1 The proposed increase in occupancy would result in over-intensification of the existing House in Multiple Occupation failing to meet the minimum standards under Section 65 of the Housing Act 2004 and Regulation 8 and Schedule 3 of The Licensing and Management of Houses in Multiple Occupation (England) Regulations 2006. This would lead to substandard living conditions, contrary to Policies DM1 and DM30 of the Eastleigh Borough Local Plan 2016–2036, the Quality Places Supplementary Planning Document, and paragraph 124 of the National Planning Policy Framework (December 2024).

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes