

MR PAUL BLAY
35 CRANMER DRIVE
NURSLING
SOUTHAMPTON
SO16 0TD

Application	F/25/99811
Please ask for	Gregg Chapman
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Friday 29 August 2025

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

Application No. F/25/99811

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 30 July 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Change of use of dwellinghouse (Use Class C3) to a seven bedroom nine person House in Multiple Occupation (Sui Generis Use Class), first floor rear extension above existing flat roof ground floor extension, and erection of L shape rear dormer.
Site:	291 MARKET STREET, EASTLEIGH, SO50 5QE

For the following reasons:

- 1 The proposed rear dormer, by virtue of its size, bulk, flat-roof form and projection above the existing ridge of the rear gable, would form an unduly dominant and incongruous addition that would harm the appearance of the dwelling and that would disrupt the uniform roofscape of the terrace. The development would fail to take full and proper account of the site's context and would not be compatible with the character and appearance of the locality, contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016–2036.
- 2 The proposed change of use from a three-bedroom dwelling to a seven-bedroom, nine-person HMO, by reason of the significant intensification of occupation and

absence of sufficient on-site parking provision, is likely to result in increased demand for on-street parking in an area where parking stress is already high. This would cause inconvenience to local residents and have an likely adverse impact on highway safety through indiscriminate parking, contrary to Policies DM13 and DM14 of the Eastleigh Borough Local Plan 2016–2036.

- 3 The proposed change of use from a three-bedroom dwelling (Use Class C3) to a large-scale House in Multiple Occupation (Sui Generis) for nine occupants, by virtue of the significant intensification of use, absence of internal communal space, and the resulting increased potential for noise and disturbance, would cause unacceptable harm to the residential amenity of adjoining occupiers. The development is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016–2036 and the Council's Quality Places SPD.

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 harms were unable to be resolved in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes