

Planning Statement – 91 Leigh Road, Eastleigh, SO50 9DQ

Proposed Development: Amendment from 8 no. single-occupancy bedrooms to 4 no. double-occupancy bedrooms.

1. Introduction

This Planning Statement has been prepared in support of an amended application for the change of internal layout from 8 no. single-occupancy bedrooms to 4 no. double-occupancy bedrooms. The proposal seeks to optimise the use of the property while maintaining compliance with local planning policy, housing standards, and amenity considerations.

2. Background and Planning History

- **Original consent:** Approval was granted for 8 no. single-occupancy bedrooms, providing a total of 8 bedspaces. Previously approved under F/25/99291 - 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 fencing, and parking.
- **Amended scheme:** The revised proposal consolidates the accommodation into 4 no. bedrooms, each designed for double occupancy, maintaining the same overall capacity of 8 residents.

This amendment responds to operational, management, and market considerations, ensuring the scheme remains viable and sustainable while reducing the intensity of internal subdivision.

3. Design and Layout

- **Internal arrangement:** The amended layout provides 4 generously sized bedrooms, each capable of accommodating two occupants comfortably.
- **Facilities:** Shared kitchen, bathroom, and communal areas remain proportionate to the number of residents, ensuring compliance with space standards and providing a higher quality of living environment.

- **Amenity:** The reduction in the number of individual rooms lessens the intensity of internal circulation and improves natural light and ventilation to habitable spaces.

4. Planning Policy Considerations

- **Housing mix and quality:** The proposal continues to deliver 8 bedspaces, consistent with the original approval, but enhances quality by providing larger, more flexible rooms.
- **Amenity impact:** The external appearance of the property remains unchanged, with the exception of a new rear door. There is no increase in occupancy levels, traffic generation, or parking demand compared to the approved scheme.
- **Sustainability:** The revised layout reduces the need for extensive internal partitions and services, improving energy efficiency and long-term adaptability.

NPPF (2023)	Para 130 (a–f)	Developments should function well, add to overall quality, be visually attractive, sympathetic to local character, create safe places, and promote health/wellbeing.	The amended scheme improves internal quality by providing larger, more flexible rooms, enhancing wellbeing and reducing internal intensity. No external changes, so character and appearance are preserved.
NPPF (2023)	Para 119–122	Effective use of land, ensuring housing needs are met while safeguarding amenity.	Maintains 8 bedspaces as originally approved, ensuring no loss of housing provision. Optimises internal layout for better use of space.

5. Impact Assessment

- **Neighbouring amenity:** No additional overlooking, overshadowing, or noise impacts arise from the amended scheme.
- **Highways and parking:** As the total occupancy remains unchanged, there is no additional pressure on local parking or transport infrastructure.
- **Management:** The revised scheme simplifies management arrangements, with fewer rooms to monitor and maintain, supporting effective oversight and tenant wellbeing.

6. Conclusion

The proposed amendment from 8 no. single-occupancy bedrooms to 4 no. double-occupancy bedrooms represents a carefully considered refinement of the approved scheme. The revised layout achieves the following key benefits:

- **Maintains overall capacity:** The scheme continues to provide 8 bedspaces, ensuring no loss of housing provision compared to the approved consent.
- **Improves quality of accommodation:** Larger, more flexible bedrooms exceed minimum space standards, offering a higher standard of living and adaptability for a range of household types.
- **Reduces internal intensity:** Fewer partitions and circulation areas create a more efficient and sustainable layout, improving natural light, ventilation, and overall amenity.
- **No additional external impact:** The amendment does not alter the building envelope, external appearance, or site layout. There is no increase in traffic, parking demand, or servicing requirements.
- **Enhances management and sustainability:** With fewer rooms to oversee, the scheme simplifies management arrangements, reduces maintenance complexity, and improves long-term viability.
- **Policy compliance:** The proposal aligns with national and local planning policy objectives, including the National Planning Policy Framework (NPPF) emphasis on delivering well-designed, high-quality homes, and local plan policies on housing mix, amenity, and sustainable development.
- **Community and neighbour impact:** The unchanged occupancy levels ensure there is no intensification of use, safeguarding the amenity of neighbouring residents and preserving the character of the area.

In summary, the amendment delivers a more balanced, sustainable, and higher-quality form of accommodation while maintaining the approved capacity and avoiding any additional impacts. The proposal is therefore fully compliant with planning policy and should be supported.