

PLANNING STATEMENT

DECEMBER 2025

71 LEIGH ROAD
EASTLEIGH
SO50 9DF

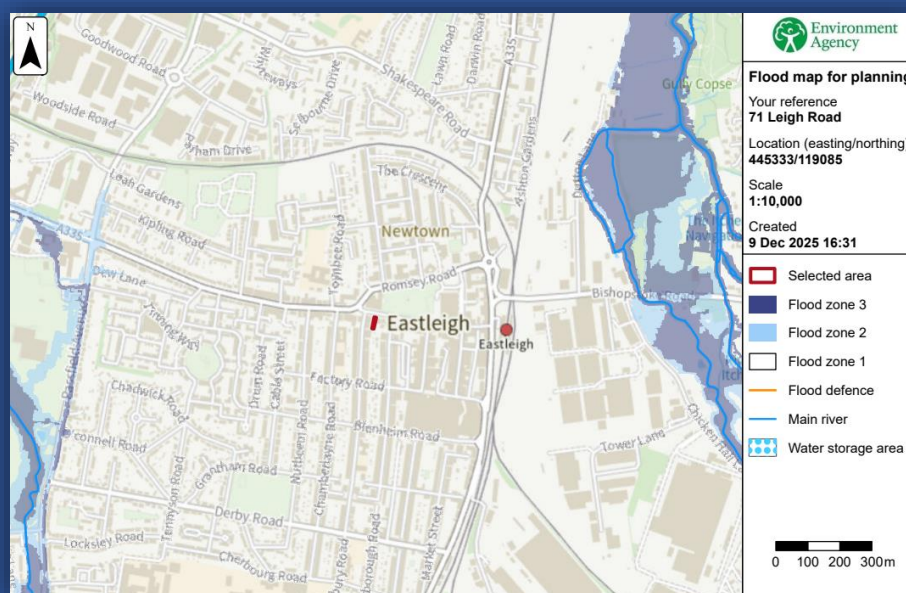
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1. INTRODUCTION

- 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 71 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, with a footprint approximately 68m², on a site of around 310m², located on Leigh Road between the junctions of Cranbury Road to the West, and Desborough Road to the East, and around 360m from the Eastern terminus of the long A road.
- 2.2. The property is brick built, with two storey bay windows, a cross gable, and decorative quoins to the frontage. The rear is less decorative, with a standard red brick appearance.
- 2.3. Neither the front or rear benefit from boundary treatments, with the front featuring an open forecourt for off-road parking, and the rear a mix of neglected garden space and hardstanding for parking.
 - 2.3.1. The rear parking can be accessed through a service road running between Cranbury Road and Desborough Road.
- 2.4. There is not a predominant use in the immediate vicinity of Leigh Road, other than in the residential streets to the South, and the nature of the locality could be described as 'mixed use'. Most of the neighbouring buildings are of similar scale and style, and appear to offer office space and other professional services. Directly opposite is 'The Point' entertainment venue, and an expanse of open land forming a recreation ground beside it.
- 2.5. The site was last used as an office for a care agency, also including a Florist in part of the building. Whilst little information is available, it is highly likely from the classic architectural style, that the properties on this terrace were originally constructed to be dwellinghouses.
- 2.6. According to the governments flood map for planning, the property is in Flood Zone 1, meaning it has a low probability of flooding from rivers or sea.



- 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	1.08KM EAST
GRADE II LISTED BUILDING	EASTLEIGH WAR MEMORIAL	90M NORTH EAST
GRADE II LISTED BUILDING	CHURCH OF THE RESURRECTION	320M NORTH EAST

- 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. A desktop study of the LPAs online register of planning applications suggests there is no planning history for the address.

4. PROPOSED DEVELOPMENT

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

EXTERNAL ALTERATIONS

- 4.1. Works to the property frontage are minimal. Commercial signage will be removed. Windows will be installed to the front roof slope.
- 4.2. To the rear, a single storey rear extension shall be constructed, and a dormer will be constructed on the rear roofslope. The dormer shall feature dual pitched roofs, and it is proposed to install solar panels also.

INTERNAL ALTERATIONS

A complete reconfiguration of the internal layout will provide seven spacious bedrooms as well as adequate communal space for the number of occupiers.

4.3. GROUND FLOOR

- 4.3.1. Front access to the property shall remain as existing.
- 4.3.2. An en-suite bedroom will be located at the front of the bedroom, adjacent to the entrance.
- 4.3.3. Beyond this room, an additional WC for the comfort and convenience of residents, guests, and visitors.
- 4.3.4. A communal lounge is provided in the front half of the ground floor, and beyond this is a communal kitchen and diner.
- 4.3.5. Finally, wholly contained within the new extension, a further bedroom, which will benefit from an exclusive access door to the rear garden (other residents will access via a side door in the kitchen).

4.4. FIRST FLOOR

- 4.4.1. Three en-suite bedrooms will be located on the first floor.
- 4.4.2. A separate utility area will also be provided on this level, for the washing and drying of clothing.

4.5. SECOND FLOOR

- 4.5.1. In the newly extended roofspace will be two further en-suite bedrooms.

4.6. OTHER

- 4.6.1. Raised planters and boundary treatments shall be introduced to the front and rear of the property.

4.6.2. 1no. parking space is proposed for the front, as well as an area for the storage of refuse and recycling bins.

4.6.3. 2no. parking spaces are proposed for the rear, one of which shall have an EV charging point.

4.6.4. Secure, weatherproof, bicycle storage shall be provided within the now enclosed rear garden.

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. 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 (COMBINED)	8m ²	-	49.68m ²
BATHROOMS (ENSUITE)	2no. Bathrooms	-	7 (+1 WC)

7. CONCLUSION

7.1. The proposal will comprise 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. It is considered that the proposed development is acceptable in planning terms, and therefore planning permission should be granted.