

HRA PLANNING & LICENSING APPLICATION GUIDELINES

1. The following are guidelines only, and each case will continue to be considered on its individual merits.
2. Our over-riding objectives should be (a) maintaining the amenities and quality of life of neighbouring properties and (b) maintaining the character of our area.
3. HRA is not opposed to development per se.
4. Objections will normally reflect approaches from members.
5. Objections may be either outright, or may propose conditions.
6. There should be a presumption of objection to any application affecting the character of a Conservation Area, or area with a distinctive character.
7. Particular reference will be made to the Local Plan, the Local Development Framework, the Residential Design Guide, any relevant Article 4 Direction and/or Supplementary Planning Document.
8. In general, the scale of development should be an influencing factor (e.g. 2-storey and/or 'wrap-around' (i.e. side and rear) extensions are more likely to be objectionable than single storey, rear only, extensions).
9. 'Back garden' developments merit particularly close scrutiny.
10. Implications for parking and traffic movements will be a pertinent consideration.
11. Pressure on essential services, e.g. water, will be a pertinent consideration.
12. We will favour 'green' developments wherever practicable.
- 13. HRA may comment on applications outside our area if they could impact significantly on the quality of life of residents within HRA's boundaries, including Portswood District Centre, or if they raise wider issues relevant to Highfield residents.**
14. Consideration will be based on the merits of the specific application, irrespective of the identity of the applicant.
- 15. When necessary on grounds of urgency the Committee Member for Planning and Licensing may submit representations on behalf of HRA. Wherever possible the Planning Sub-Group will be consulted.**
16. Decisions regarding taking of professional (paid) advice, or dedication of HRA funds to the development of locality action plans, shall only be taken with the agreement of the Committee, or (where this impractical) the agreement of the Chair, Treasurer and Committee Member for Planning.

17. HRA will campaign by all available means for changes in national legislation and regulations as well as local planning policies to give greater protection to the quality of life in our neighbourhoods.
18. HRA will support the introduction of Conservation area status and the application of Areas of Restraint and Thresholds where appropriate.
19. We will continue to liaise with NORA and any other national bodies supportive of objectives relevant to our area.
20. We will use our best endeavours to protect our area from the adverse consequences of inappropriate licensing applications. A register of members' names and addresses will be maintained in support of representations to the Licensing Panel.

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A.J.V.