

APPEALS SUMMARY

Appeal date	Address	Appeal No	Paras
Sept 07	5 Crofton Close	2034863	<i>2 main issues, 7 character of CC and affect of parking, 8 insufficient parking provision, 9 character and appearance, 12, precedent</i>
Oct 08	5 Crofton Close, (2 nd)	2066223	<i>2 main issues, 11 parking – character and inconvenience, 18 character and amenity, 22 precedent</i>
Jan 12	1 Blenheim Gdns	2156569	<i>6 additional material harm, 7 ditto, 9 unacceptable change to character and amenity, 10 parking, 13 harm</i>
July 12	13 Grosvenor Rd	2167641	<i>5 impact and character, 11 over intensification of use, 16 contrary to SPD, 21 unacceptable harm</i>
Nov 12	53 Shaftsbury	2177575	<i>6 parking, 7 harm & contravention of SPD, 10 character and harm</i>
Dec 12	12 Carlton Rd	2177877	<i>8 Local Plan, 16 unacceptable concentration & harm</i>
Nov 12	14 Spring Cres	2176620	<i>2b main issues, 8 intolerable levels of parking, litter, noise and disturbance, 9 intensification of use, 12 sustainable and balanced communities , 13 imbalance in composition and housing mix</i>

Feb 13	6 Denbigh Gdns	2182572	<i>3 main issues, 12 material harm, 13 noise and disturbance, 14 standard of amenity, present and future, 15 undermines CS16 and SPD, 16 unacceptable loss of family dwelling contrary to NPPF 17</i>
Apr 13	30 Glen Eyre Drive	2185123	<i>2 main issues, 7 intensification of use highway safety, residential amenity, present & future, 9 harm character, 10 contrary to NPPF 17 & 58, 12 material harm, planning should maintain good standard of amenity, 13 loss of family homes</i>
June 13	18 The Parkway	2189218	<i>6 Policy H4 permission "only where not detrimental", 7 intensification and residential amenity, 8 "HMO behavior is different", 9 disturbance, 12 harm, 18 material harm</i>
June 13	1 Blenheim Gdns (2 nd)	2188924	<i>2 main issues, 6 Policies H4 & CS16, 7 material harm through increased occupancy, 8 over-intensification causing additional material harm, 11 character of area</i>
July 13	7 Greenbank	2192065	<i>6 other matters to be considered beyond Threshold, 7 character and appearance, 8 parking, 11 HMO behavior, 12 contrary to NPPF, 13 alternative remedies "only apply after the event", character and feel of area</i>
August 13	13 Grosvenor Road 2 nd	2190531	<i>Sub division to 5 Units – Parking grounds alone!</i>
Pending	9 Pointout Close	2193861	<i>Parking, intensification of use, character and amenity, material harm, NPPF</i>

June 13	49 Heatherdene Road	2190383	Proposed conversion of existing HMO to "flats". Over intensification of use, lack of amenity space.
July 13	5 Crofton Close 3rd		Being Enforced back to C3 w/e 13 th students!) Will inevitably be Appealed. Could prove to be a landmark case. August - Appeal listed and to be by written Reps? 2 nd Appeal just listed against the Enforcement (22
September 13			
Awaiting Enforcement	51 Heatherdene Road		To be Enforced back to C4 (previous established use)
Awaiting Enforcement	111 Alma Road, Portswood		Unauthorised HMO - awaiting Enforcement
Awaiting Enforcement	124 Gordon Avenue Portswood		Unauthorised HMO - awaiting Enforcement
Awaiting Enforcement	10 Grosvenor Mews		Unauthorised HMO - awaiting Enforcement
September 13	158 Portswood Road 65 room student hall of residence	2188587	Density, overly large and unremitting, out of context, character & amenity
Oct 13	21 Spring Cres	2196742	Harm to character and amenity
Apr 13	93 Newcombe Road, SO15 2FT	2186077	Material harm, character and amenity, conflict with NPPF
July 13	Post Office, 158 Portswood Road, Southampton	2188587	Height & density
Oct 13	11 Westwood Road, Flats	2194378	Character and amenity

January 14	38 The Parkway, Bassett	2202742	Material harm, character and amenity and "in line with NPPF"
Jan 14	Harcot House, Tennyson Road	2198894	Housing mix, character and amenity
Feb 14	5 Crofton Close	2203830 ("Appeal A")	Enforcement decision upheld
"	" "	2200453 ("Appeal B")	"appeal property is in a wholly unsuitable location for an HMO." Material harm, parking, Policy H4, intensification of use
June 14	47 Osborne Road South, Southampton	2214083	Loss of a family home, poor quality of amenity, quality of design
May 14	7, Greenbank Crescent,	2202423	Harm to character and amenity of area
August 14	42 Blenheim Gardens	2210099	Harm to character and amenity of area Exceeds Threshold
September 14	Portswood Cycles, 3 St. Denys Road	2210294	Harm due to scale & design, contrary to policy, Character & amenity, Major application rather than minor amendments
December 14	111 Alma Road	2213042	Appellant tried to beat deadline date for conversion to HMO. His evidence substantially refuted and not accepted by the Inspector!
Dec. 14	9 Pointout Close	2211492	Refusal on various grounds, Parking, Material Harm, Intensification of use, illegal conversion of garage to habitable accommodation but particularly Inspector did not accept existing use as an HMO on the deadline date.

September 15	13 Grosvenor Rd – Third Appeal!	3008850	Over intensification of use, Parking, adverse impact on residential amenity, overlooking, Material harm, noise 7 disturbance, character & amenity, NPPF 17
September 15	248 Priory Rd	3084359	Lack of family Housing, lack of amenity space, material harm
March 15	6 Crofton Close	2216617	Character & amenity, material harm
March 15	Horseshoe Bridge	2228895	unacceptable living environment, noise and safety, loss of employment site
November 15	26 Brookvale Rd	3006363 & 3006365	Enforcement upheld re removal of high fence and stone piers to front of property due to being in PRG conservation area
June 16	38 Grosvenor Rd	3143926	Over concentration of HMOs, harm to mix & balance, policy CS16, harm to character and amenity of area, Policy H4