

PLANNING UPDATE : 11.07.11

A: APPLICATIONS PENDING: HRA AREA

* = considered by Planning Sub-Committee

App. No.	Address	Description	P. O. / Response by:	Comments
11/01240/NMA	60 Shaftesbury Avenue Southampton Hampshire SO17 1SD	Application for a non-material amendment to planning permission reference 11/00417/FUL for householder extensions, seeking removal of window from east elevation and replacement of ridge glazing in roof with velux windows	No Details	TBC
11/01176/FUL	13 Blenheim Gardens Southampton SO17 3RN	Part single, part two-storey side and single storey rear extension	24/08/2011	No objection lodged (street view review and study of plans don't raise concerns, no objections received)
11/01212/FUL	16 Oakmount Avenue Southampton Hampshire SO17 1DR	Installation of 2m high side gate fixed to side elevation of existing house	19/08/2011	No objection lodged (reviewed and passed by OTRA)
11/01080/FUL	9 Blenheim Avenue Southampton SO17 1DW	New dormer windows to north west elevation, installation of roof light and additional drainage pipe work to north east elevation.	05/08/2011	No objection lodged (No objections received from residents or local associations) The changes are minimal.
11/01075/FUL	1 Blenheim Gardens Southampton SO17 3RN	Retrospective application for change of use from a 8 bed house (Class 3) to a 6 bed house in multiple occupation	29/07/2011	Does not require planning permission (see appendix 1 page 11)

11/01057/FUL	36 Abbotts Way Southampton Hampshire SO17 1NS	Single storey rear extension and raising of existing garage roof to include addition of 3x dormer windows	21/07/2011	Residents' Gardens Committee confirmed at the last meeting they were not objecting. (No objections received from residents to HRA.)
11/01026/FUL & 11/01025/FUL	13 Grosvenor Road Southampton SO17 1RU	Conversion of existing dwelling to 2 sui generis houses in multiple occupation (1 x 7 bedroom dwelling) & Change of use from Class C3 to a Sui Generis 15 bedroom student house (alternative proposal to planning application reference 11/01026)	Stephen Lawrence	HRA Opposed (letters previously circulated sent from Chairman & Planning Rep)
11/00870/FUL	3 Shaftesbury Avenue Southampton Hampshire	Change of use from residential to a children's nursery	Andrew Gregory	HRA Supported (letter sent)
11/01024/FUL	104 Burgess Road Southampton Hampshire SO17 1TW	Change of use of part of ground floor from post office (Class A1) to letting agency (Class A2)	Jagdeep Birk	N/A
11/00871/FUL	8 Grosvenor Close Southampton SO17 1RR	Erection of a single-storey rear and side extension (existing garage to be demolished) (resubmission)	Arleta Miszewska	HRA Opposed (& previously opposed – letters sent) For consideration at P & R of Way Committee
11/00892/FUL	36 Omdurman Road Southampton SO17 1PG	Erection of a part two-storey, part single-storey side extension	Arleta Miszewska	HRA Opposed (supported local residents' concerns – letter sent) For consideration at P & R of Way Committee

11/00849/FUL	15 Brookvale Road Southampton SO17 1QN	Loft conversion to first floor flat including 2 flat roof dormers.	Jagdeep Birk	HRA Opposed (HMO – letter sent)
11/00753/FUL	8 Sherborne Road Southampton SO17 3RJ	Part 2-storey, part single storey rear extension (resubmission 11/00264/FUL TREE WORKS		HRA Opposed (HMO – letter sent) For consideration at P & R of Way Committee
11/00028/TCA	12 Oakmount Avenue Southampton Hampshire SO17 1DR	Tree Works		Fell dead infected tree

B: APPLICATIONS PENDING: OUTSIDE HRA AREA

App. No.	Address	Description	P. O. / Response by:	Comments
11/00917/FUL	Suite 1 52 - 54 Portswood Road Southampton Hampshire	Change of use of part ground floor from offices (class B1(a)) to A1 use (retail) or A2 use (professional services) and new shop front.	18/08/2011	N/A

11/00920/OUT	Rear of 162-180 Broadlands Road Southampton SO17 3AS	Erection of a 2-storey building to provide a home in multiple occupation for 14 students with associated parking and vehicular access from Broadlands Road (Outline application seeking approval for access, appearance, layout and scale)	29/07/2011	Chairman and Planning Rep lodged objections
11/01061/OUT	Elliot Court 422 Portswood Road Southampton	Erection of a new third storey to create an additional 3x 1-bed flats (Outline application seeking approval for access, appearance, layout and scale)	29/07/2011	No objection lodged (No objections received from residents) Set back from the road and surrounding properties. Minimal impact.

C: APPLICATIONS DETERMINED

App. No.	Address	Description	Decision	Comments
11/00699/FUL	24 University Road Southampton SO17 1TJ	Conversion of existing house into 2 terraced houses (1x4-bed and 1x6-bed) and part change of use of ground floor to office (B1) with associated parking and cycle/refuse storage	Bryony Giles 23/06/11	Approved
11/00897/FUL	14 Richmond Gardens Southampton Hampshire SO17 1RY	Single storey side and rear extension	Matthew Pidgeon 27/06/11	Refused HRA Opposed (HMO – letter sent)

11/00845/FUL	Footpath Adj 1 Blenheim Gardens Upper Shaftesbury Avenue Southampton Hampshire	Retention of a monitoring equipment kiosk	Arleta Miszewska 27/06/11	Approved (delegated powers)
11/00097/TPO	14 Russell Place Southampton Hampshire SO17 1NU	Tree works	Nik Gruber	Approved
11/00417/FUL	60 Shaftesbury Avenue Southampton SO17 1SD	Replacement and alterations to existing single storey rear extensions and first floor rear extension	Matthew Pidgeon 12/04/11	Approved
11/00404/FUL	25 Roselands Gardens Southampton SO17 1QG	Erection of a rear conservatory	Arleta Miszewska 04/04/11	Approved
11/00394/FUL*	2 Hartley Avenue Southampton SO17 3QZ	Single storey rear extension and two storey side extension.	Arleta Miszewska 01/04/11	Approved
11/00388/ADV	Dental Surgery 24 Westwood Road Southampton Hampshire SO17 1DN	Display of a free standing advertisement sign (non-illuminated) in the front garden of the property.	Matthew Pidgeon 31/03/11	Refused
11/00215/FUL	7 Oakmount Avenue Southampton SO17 1DS	Alterations to existing front door, boundary wall and security lighting. Retrospective works to garage door and side gate involving their replacement.	Charlotte Fleming 10/03/11	Approved

11/00379/FUL*	8 Grosvenor Close Southampton SO17 1RR	Erection of a single storey rear and side extension (existing garage to be demolished)	Arleta Miszewska 29/03/11	Refused
11/00299/FUL*	57 Kitchener Road Southampton SO17 3SF	Part single storey part two storey rear extension Loft conversion	Andrew Gregory 18/03/11	Approved
11/00253/FUL	66 Orchards Way Southampton Hampshire SO17 1RE	Single-storey rear extension and replacement rear conservatory.	Arleta Miszewska 17/03/11	Approved
11/00262/FUL*	55 Kitchener Road Southampton SO17 3SF	Part ground floor/part first floor side extension.	Andrew Gregory 11/03/11	Refused
11/00249/FUL	90 Welbeck Avenue Southampton Hampshire SO17 1SR	Loft conversion with dormer windows within the side roof slopes, velux windows within the front and side roof slopes and rear roof extension	Arleta Miszewska 07/03/11	Refused
11/00079/FUL*	11 Kitchener Road Southampton SO17 3SF	Erection of first storey extension to rear of property	Charlotte Fleming 17/02/11	Approved
11/00193/FUL	1 Abbots Way Southampton Hampshire SO17 1QU	Installation of 15 Solar Panels to the roof.	Arleta Miszewska 24/02/11	Planning Permission Not Required

11/00209/FUL	Flat 13 Avenue Court 2 Westwood Road Southampton Hampshire SO17 1TX	Erection of extension at top floor level onto the existing roof terrace.	Stuart Brooks 28/02/11	Approved
10/01766/FUL*	9 and 11 Merton Road Southampton SO17 3RB	Single storey rear and part 2-storey, part single storey side extensions with detached cycle and refuse stores store to 9 Merton Road (C4 dwelling) and single storey rear extension to 11 Merton Road (C3 dwelling)	Matthew Pidgeon 21/01/11	Approved
11/00291/FUL	73 Tennyson Road Southampton Hampshire	Conversion of 2 x 2-bed flats back into 1 x 4-bed house	Andrew Gregory 17/03/11	Approved
10/01770/FUL	The Gate, Burgess Road	Change of use of land at 138-140 Burgess Road from Public House (A4) to Car Parking with associated landscaping walls	Stephen Harrison 09/02/11	Approved

D: APPEALS PENDING

App. No.	Address	Description	P. O. / Response by:	Comments
11/00012/APFUL	20 Sherborne Road Southampton SO17 3RJ	Two-storey side and single-storey rear extension		In progress

E: APPEALS DETERMINED				
App. No.	Address	Description	Decision	Comments
11/00013/APFUL	44 Highfield Road Southampton SO17 1PJ	Single storey rear extension to ground floor		Appeal Allowed

F: LICENSING APPLICATIONS PENDING				
App. No.	Address	Description	Decision	Comments

G: LICENSING APPLICATIONS DETERMINED				
App. No.	Address	Description	Decision	Comments
5 applications issued	Varsity	Temporary Event notices	Issued	Early opening 06.30 to coincide with rugby world cup fixtures in September & October
2011/02076/04STEN	Peacocks Store	Temporary Event notices	Issued	Late opening on 12/10/2011 19.30 – 22.00 for entertainment

2011/01644/01SPRD	The Stile, 163 University Road Portswood Southampton SO17 1TS	Premises Licence - Conversion	Issued	Change of responsible person – no change in permitted uses or times.
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H: Miscellaneous (enforcement action – et al)

11/00236/ENBOC	57 Kitchener Road Southampton Hampshire SO17 3SF	BOC cond 3 - OOH work	Pending Consideration	Continue monitoring
11/00226/ENUDEV	17 Merton Road	Planning enforcement contacted about ground and second floor extension previously refused planning permission. prev refusal 11/00087/FUL	Case closed	No Breach of Planning Control
11/00221/ENUDEV	79 Shaftsbury Avenue	Planning Enforcement contacted about HMO change of use - Part 1& 2 storey rear ext.	Case closed – no breach of planning	Site visited - falls under permitted development. Officer confirmed, “ Until the properties become occupied by 7 or more tenants then there is no breach of planning control”
11/00216/ENUDEV	2 Blenheim Gardens	Rear second storey ext. Unlawful Development	Case closed - No Breach of Planning Control	Site visited - falls under permitted development. Officer confirmed, “ Until the properties become occupied by 7 or more tenants then there is no breach of planning control”

Appendix 1.

From: Pidgeon, Mat
To: Vinson, Adrian (Cllr)
Sent: Mon Jul 25 12:10:34 2011
Subject: RE: Application No. 11/01075/FUL - 1 Blenheim Gardens, SO17 3RN

Dear Cllr,

The application has been received by the LPA as a result of Enforcement Action. At present you are correct there does appear to be 8 occupants who are unrelated (sui generis use). It is my understanding that the lawful use at the site is as a family dwelling house (3 use) with no restriction on number of occupants, however as the property is being used as an HMO rather than family dwelling house the property cannot be occupied by more than 6 unrelated individuals (C4 use). This is the reason for the application – to demonstrate that the future occupation of the house by 6 occupants will be lawful (planning permission is not required to go from C3 to C4 use).

It should however be noted that the application is likely to be withdrawn as the most appropriate way to prove lawful use of the site (C4) is to submit a certificate of lawful development rather than a planning application.

At present if the application is not withdrawn the decision of the LPA is likely to be *“Planning Permission Not Required”*.

You may wish to call me to discuss this as I appreciate that it may seem a little confusing.

Kind Regards

Mat Pidgeon

Planning Officer