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Development Control
So'ton City Council
Civic Centre
SO14 7LS

Monday, 20 June 2011

Dear Sirs,

APPLICATION Nos: 11/01026/FUL & 11/01025/FUL

ADDRESS: 13 Grosvenor Road Southampton SO17 1RU

PROPOSAL: Conversion of existing dwelling to 2 sui generis houses in multiple occupation (1 x 7 bedroom dwelling and 1 x 8 bedroom dwelling) with associated bin and cycle storage plus alternative proposal to application.

I wish to support my fellow members and residents by strenuously objecting to both these applications on the following grounds –

- This property has always been a single unit and should remain as an individual dwelling house.
- The proposals would create a massive over intensification of use for a single dwelling.
- There would be overlooking and light disturbance to both the neighbouring properties, Nos 11 & 15 to the rear, possibly caused by the introduction of additional windows in addition to extending into the roof space.
- The proposed use for the rear of the property is contrary to a prior Planning condition imposed in 1985

- It would be out of character with the rest of the area which is made up primarily of family homes and is in a quiet residential area.
- The intensified use by a large number of young single unrelated persons would have a negative impact on the amenity of local residents.
- There would be insufficient parking for the proposed intensive use, particularly as there is to be implementation of a RPZ.

- This property is already operating as an HMO without Planning Permission, Licensing or any other regulatory requirement and this development if granted, would facilitate a disproportionate increase in occupancy, creating an additional burden on an area intended as an 'Area of Restraint'.
- This would also create a precedent which if granted would make it difficult for the Council to refuse any similar future applications.

Should this not be refused under delegated powers we would ask that it be brought before the full P&RW Panel.

Yours sincerely,

Jerry Gillen
Chairman