

## 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 <sup>nd</sup> )	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 &amp; contravention of SPD, 10 character and harm</i>
Dec 12	12 Carlton Rd	2177877	<i>8 Local Plan, 16 unacceptable concentration &amp; 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 <b>contrary to NPPF 17</b></i>
Apr 13	30 Glen Eyre Drive	2185123	<i>2 main issues, 7 intensification of use highway safety, residential amenity, present &amp; future, 9 harm character, <b>10 contrary to NPPF 17 &amp; 58</b>, 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 <sup>nd</sup> )	2188924	<i>2 main issues, 6 Policies H4 &amp; 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, <b>12 contrary to NPPF</b>, 13 alternative remedies "only apply after the event", character and feel of area</i>
August 13	13 Grosvenor Road 2 <sup>nd</sup>	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 <sup>th</sup> students!) Will inevitably be Appealed. Could prove to be a landmark case. August - Appeal listed and to be by written Reps? 2 <sup>nd</sup> Appeal just listed against the Enforcement (22
September 13			
July 14	51 Heatherdene Road	2210899	Appeal allowed! Not considered increase in occupancy to be a <i>material change</i> as had been an HMO for 10yrs or more.
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
July 14	8 Avenue Road	14/00196/ FUL	Unauthorised use as HMO, refused May, now being enforced back to C3
August 14	15 Belmont Road	2219481	Lack of amenity space; not fit for purpose.