

Highfield Residents' Association 01:01:2021

To

Southampton City Council HMO Department / Planning Department

15 Chamberlain Road SO17 1PQ

Highfield Residents' Association has been contacted by a member, Mr [REDACTED] who is extremely concerned about an imminent proposed extension and redevelopment of the semi-detached house close to his family home, [REDACTED] Chamberlain Road. The house has recently been acquired by the company Posh Pads and the work will increase the number of tenants to five or six.

15 Chamberlain Road had been an established 4-bed HMO and there has been previously no cause for concern with 4 tenants. The house is not currently listed on the Public Register of HMOs in Southampton and previous tenants only left in October. It therefore appears that the house may have been let unlawfully and unlicensed to this date and that initial Planning Permission to turn a three-bed family home into an HMO was neither applied for nor granted by the council.

Posh Pads have only verbally contacted the HRA member to indicate imminent internal disruption as the modifications to the property are carried out and indicated they will then apply for a 6-bed HMO Licence.

Posh Pads have also verbally notified [REDACTED] of their intention to build an extension on the back of No. 15, but no documentation /plans have been produced nor any appropriate consultation process with neighbours taken place.

HRA would like to register serious concern and support [REDACTED]. This proposed 5/6 bed HMO, close to the University of Southampton, would further increase the HMO density of a single road beyond a reasonable level. Family homes are being eroded and elderly residents especially, are feeling trapped in their homes.

HRA would welcome advice on the following:

- If the initial Planning Permission to turn a three-bed family home into an HMO was not in place, would Posh Pads be required to submit appropriate Planning Approval before re-registering the property as an HMO?
- Even if the proposed extension met Permitted Development Rights, should consultation and notification to neighbours of the size and extent of the additional building have been required?

- Does an extension under PDR have to be notified to the Planning Department and if so has the Planning Department received this notice?
- What objection entitlement do neighbours have?
- What building controls would apply to PDR extensions?
- Is there a SCC quota for HMO density within Highfield and has it already been met or exceeded?
- How are these quotas monitored when a new licence application is processed?

HRA is anxious to ensure that lawful procedures are followed and that the views of long-term residents are respected, as they feel increasingly unable to have their voices heard in the relentless invasion of HMO numbers. We understand that work is about to commence on the property and an urgent response would be appreciated.

Barbara Claridge

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