

HRA objects to Planning Application 21/00065/FUL

Case Officer Anna Lee

Amendments to planning permissions 18/00765/FUL and 19/01533/FUL for the erection of a two storey garage with workshop to change of shape of rear window.

Highfield Residents' Association objects to this application for further Amendments to Planning Permissions 18/00765/FUL and 19/01533/FUL. A previous Planning Application for amendments to these Planning Permissions was sought in September 2020 (20/00595/FUL) and was **REFUSED**.

There is a long history of Planning Applications at this property between 2013 and 2021 where each one has attempted to vary conditions or decisions made by Southampton City Council Planning Department. Enforcement over a breach of condition (19/00580/ENBOC) remains under continued SCC monitoring.

Planning Applications (10)

1. ERECTION OF A GARAGE
Ref. No: 1335/8 | Status: Conditionally Approved
2. Application for a lawful development certificate for a proposed single-storey side extension and replacement garage.
Ref. No: 14/00862/PLDC | Status: Grant (LDC)
3. Replacement garage.
Ref. No: 15/01644/FUL | Status: **Conditionally** Approved
4. Non material amendment sought to planning permission 15/01644/FUL for alterations to parapet and additional window openings for replacement garage.
Ref. No: 17/01112/NMA | Status: **Application Withdrawn**
5. Replacement garage (amendment to planning permission ref 15/01644/FUL)
Ref. No: 17/01517/FUL | **Status: Application Refused**
6. Erection of detached garage building with workshop at first floor level for use in association with the dwelling house known as 18 Grosvenor Road (part retrospective).
Ref. No: 18/00765/FUL | Status: **Conditionally** Approved

7. Application for variation of Condition 1 (approved plans) and Condition 2 (relating to windows and doors) of planning permission ref: 18/00765/FUL (amended after validation to include Condition 1)

Ref. No: 19/01533/FUL | Status: **Conditionally** Approved

8. Amendments to planning permissions 18/00765/FUL and 19/01533/FUL for the erection of a two storey garage with workshop, including solar panels on the roof, erection of covered link between the main house and the garage workshop and a change of shape of rear window.

Ref. No: 20/00595/FUL | **Status: Application Refused**

9. To alter the shape of a rear facing window.

Ref. No: 21/00030/NMA | **Status: Application Withdrawn**

10. Amendments to planning permissions 18/00765/FUL and 19/01533/FUL for the erection of a two storey garage with workshop to change the size and shape of the rear window

Ref. No: 21/00065/FUL | Status: Pending Consideration

Planning Application **21/00065/FUL** is a further extension of an already protracted application process over many years from initial conditional planning approval to re-build the garage in 2015.

This is the applicant's 8th application regarding a replacement garage structure and subsequent amendments, which has included two Refused Permissions: 17/01517/FUL (for multiple breaches of Approved application 15/01644/FUL) and 20/00595/FUL along with two Enforcement Notices: 19/00132/ENBOC and 19/00580/ENBOC - both for breach of conditions attached to Approved Application 18/00765/FUL.

The new, further Planning Application **21/00065/FUL** is considered to be seeking SCC planning approval by incremental aggregation and disregard of planning regulations. It appears to be a back-door method to circumnavigate, undermine and regularise a failure to comply with earlier SCC Officer planning decisions.

The documentation provided in the current application is minimal, there is no plan to illustrate the position, dimensions or shape of the proposed window (which has already been refused Planning Permission/Amendment a number of times).

The covering letter submitted with the application describes that the (enforced conditional) window in the first floor workshop does not allow for sufficient ventilation and provides limited light (frosted glass) without reference to other ventilation or approved window light currently in the workshop. How many windows are there currently? Are there electric lights? Frosted glass is perfectly reasonable for light translucency in bathrooms. In fact there is more detail about a neighbour's windows than the appellant's own windows. Reference to future tree planting being part of Southampton's plans to see more trees growing in the city is irrelevant to the application.

This latest Planning Application is clearly another action to undermine the expertise and authority of the Planning Authority (SCC) and existing planning rules over decisions that did not suit the appellant's desires. Highfield Residents' Association therefore calls on the Council to reject the application.

Barbara Claridge

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