

21/00074/FUL - 30 Brookvale Road

Extension of existing annex/store building including a new pitched roof

Highfield Residents' Association **objects** to this application on the following grounds:

- The extension, which is effectively conversion of a garage for business use, would be contrary to the residential nature of the area and the Conservation status of Portswood Residents' Gardens. This follows a number of similar applications within the area in recent years, all of which have been refused.
- It would thus be detrimental to the character and amenity of the area.
- It would be an over-intensification of use for the site.
- Its massing and scale which increases the current footprint by 57% (current building being 35 sq. m and planned extension 20 sq. m). This scale would be completely at odds with the residential nature of the area and have a particularly injurious effect on the neighbouring property.
- It would thus cause material harm, particularly within a Conservation Area
- It would create additional traffic and effectively be for business use in a predominately residential area. There is already a traffic hazard for this part of Brookvale Road with parking on both sides of the road and adjacent Children's Nursery and Scouts opposite.
- Although the stated aim for the extension would be to create, "a quiet informal area for the charity and occasional staff meeting area" there would be the potential for future commercial use in the enlarged and detached space.
- Granting of the application would create a significant precedent from which the Council would find it difficult to refuse similar applications in the future.

HRA believes there are sufficient Planning grounds for this application to be Refused under Delegated Powers, but failing that, ask for it to be brought to Panel for determination.