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The location address of the Planning Appeal ref APP/D1780/W/20/3250609 falls within the boundary of Highfield Residents' Association (HRA). HRA represents the interests and concerns its members. It is the principal resident association of the Highfield and Portswood areas of Southampton and currently has 498 member households. HRA is against the Planning Appeal proposals and fully supports the Local Authority, Southampton City Council Planning Department, (LPA), in refusing the planning application (REF: Erection of a 2 bed detached house with associated parking (Re-submission refusal of 18/01823/FUL). We concur with the same reasons, as given on each of the previous three Planning Applications refusals by the LPA for the same strip of 20/20A Furzedown Road garden, in particular, Clause 02: Harm to residential environment of existing occupiers.

Since 2017, the landowner, Mr Ranjeet Kalirai Singh, has made three planning applications (2017, 2018, 2019) to develop the site of 15 Oakhurst Road, SO17 1PU. Once to build two 1 x bedroom semi-detached bungalows, and twice to build a 2 x bedroom detached house. The plot is shown on the map, Appendix i) and ii) and was originally a large part of the garden behind his 19-bedroom, 26 maximum occupancy HMO at 20/20A Furzedown Road, SO17 1PN. On every occasion the Planning Application was refused by Southampton City Council.

HRA represents and supports its members in the strong and detailed objections which were made for all three applications by neighbours in adjacent family homes.

HRA does not agree with the arguments submitted by the appellant in his Appeal Statement of Case. Particularly:

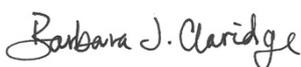
- The statement in paragraph 38.01 (Out of Character) that the development in question 'didn't seek to sub divide the site' is unconvincing see Appendix iii. a), and

b). The 'site' is clearly the back gardens of the appellant's adjacent properties in Furzedown Road (20/20A). As such, it is an example of 'garden grabbing' to which HRA particularly objects. This would lead to overdevelopment in an area that is essentially family homes adjacent to Southampton Little Common.

- The LPA location map (Appendix i.) dated 2017 shows the site as being the gardens of 20/20A (not 20/19A) and not 'already subdivided 20 years'.
- If the site was approved for development, the remaining outdoor space available to the 19-bedroom, 26-person, HMO at 20/20A Furzedown Road is not suitable for such occupant density: it is garden space that has been sub-divided by a low brick wall and recent wooden fence. If the proposed build of a two-bedroom two storey house was approved, then the size, mass, proximity and direct overlooking would be unacceptable in a residential area and possibly result in further short term rental disruption (Appendix iii. c).
- The appellant has recently removed the Oakhurst Road side wall of his garden of 20/20A Furzedown Road, which is a corner plot, and replaced it with temporary metal fencing so that the 'site' appears to be a vacant plot on Oakhurst Road.
- The appellant uses the address of the site as 15, Oakhurst Road or land adjacent to 15, Oakhurst Road. 15, Oakhurst Road is a separate house owned by an HRA member. The actual address of the site, whilst being made to appear on Oakhurst Road, is the garden of 20/20A Furzedown Road.

For these additional reasons, The Planning Refusal by Southampton City Council Planning Department is fully supported by Highfield Residents' Association.

We respectfully requests that the refusal is upheld and ask that the Appeal is dismissed.



Mrs Barbara J Claridge (Secretary HRA)

Appendix i)

Location Plan 2017 (Southampton City Council Planning Department Portal). The space in question is shown as garden to 20/20A Furzedown Road with an outbuilding to the rear of 20 Furzedown Road. There is no separate plot on Oakhurst Road for development.



Appendix ii)

Location Plan 2019 (Southampton City Council Planning Department Portal) showing the site of the proposed development at the rear of properties 20/20A Furzedown Road in a garden grabbing intention.



Appendix iii)

HRA Objection to Planning Appeal ref APP/D1780/W/20/3250609

Annotated Planning Statement 0290153 submitted to LPA in 2019 for Land Adjacent to 15 Oakhurst

19/01127/FUL Erection of a 2-bed detached house with associated parking (Re-submission of 18/01823/FUL) by Knight Architectural Design Ltd.

Planning Statement

Land Adjacent to 15 Oakhurst 19/01127/FUL

Erection of a 2-bed detached house with associated parking (Re-submission of 18/01823/FUL)

This application is a resubmission of a previously refused application (18/01823/FUL) and this planning statement has been prepared in order to counter the issues raised as reasons for refusal.

Prior to the submission of this new application a boundary fence had been erected, which is 2.4m high, between 15 Oakhurst and 20 Furzedown a) This boundary fence blocks the view of the new dwelling from the existing basement residents, making the overbearing loss of outlook to existing habitable room windows within the rear of 20 Furzedown a moot point. We wish to point out that the residents of 20 and 19a b) have never previously enjoyed access to the 'residential garden space' and the title is in the process of being split. c).

This application is for the provision of a 2-bed dwelling, and therefore not considered as a family unit. d) In this proposal the applicant will obscure the glass in the rooflights and is happy to change the windows on any of the existing flats which directly overlook the garden, to obscured glass.

We would disagree with the comments made previously regarding the frontage as the proposal has been designed to be in keeping with the neighbouring properties, with matching exterior materials.

Turning the Section 106 agreement, the applicant has already paid the relevant SDMP contribution for this proposal and the form has been completed and sent to SCC. We would point out that if required for onsite nitrate neutrality we would be able to move to a packaged waste treatment with grey water recycling and rainwater harvesting. We would encourage active communication with SCC during the period of this application in order to iron out any reservations they have in order to reach a positive outcome.

Knight Architectural Design Ltd

Notes:

- a) This confirms that the boundary fence to subdivide the garden of 20/20A Furzedown Road had only been constructed between the Planning Applications 2018 (18/01823/FUL) and 2019 19/01127/FUL

- b) The Architect, Knight Architectural Design Ltd., has again made an error in citing 19a, Furzedown Road. The 'residential garden space' in question refers to the gardens belonging to houses 20 and 20A Furzedown Road (Ref. Appendix i)

- c) As of 2019, when the Re-submission of Planning Statement (18/01823/FUL) was made, the title of the land in question was only in the 'process of being split'. It was still the garden of 20/20A Furzedown Road at that time

- d) If a 2-bed dwelling is not considered to be a 'family unit' what might it become? More single person tenanted accommodation to add to the 19-bedroom 26-person accommodation adjacent in Furzedown Road and owned by the appellant thus actually reducing the availability of residential family accommodation in Highfield.