

22/00062/FUL

1, Blenheim Gardens SO17 3RN

Conversion of a 6-bedroom HMO property into 2 x 3-bedroom HMO properties

Objection

Highfield Residents' Association

There are significant inaccuracies in the Existing Plan (BPS PL01).

HRA is particularly concerned about over-occupation and over-development of a modest semi-detached house which is not a suitable dwelling as a large HMO, whatever its internal organisation.

The Existing Plan (BPS PL01) states that the current licence is for a 6 Bed HMO; 6 bedrooms are drawn on this plan. The current SCC HMO Licence (from 26/02/2019 to 26/02/2024) is for 8 people and is listed on the SCC Public Register as having 8 bedrooms.

Neighbours who know the property well, state that there are inaccuracies in the number, position and size of windows in the Existing Plan (BPS PL01), they're being more in reality than are drawn on the plan.

The appellant states that no external changes are required and this is not correct. The ground floor flat is to have a new front door at the side of the house on Upper Shaftesbury Avenue; this is a significant external change. HRA does not believe there is safe space down the side of the house to create a new path entrance / exit to this door.

It is also noted on the Proposed Plan (BPS PL02) that the bin collection area is outside of the dwelling boundary on the pavement, this is unacceptable.

The Proposed Plan (BPS PL02) also shows 2 double and 1 single bedroom on the Ground Floor, so this flat could potentially house 5 tenants. Similarly, the Proposed First Floor Plan shows 1 double and 2 single bedrooms: potentially for 4 tenants. If these maximums were to be achieved, the Landlord would create a net gain of 3 tenants from the conversion. As the dwelling would, by then, be split into two flats, there would be no requirement for a 'large' HMO Licence and licences would be more likely to be granted.

HRA requests that SCC Planning and HMO Departments work together to consider the implications of approving such a Planning Application in order to prevent the use of a dwelling becoming over intensified by stealth.

The cycle store must have space for 6 bikes. The amenity space is tight and a secure cycle store has to be constructed. There is no provision for off-street parking.

HRA objects to the removal of any trees, bushes or hedges.

Finally, Blenheim Gardens is saturated with HMOs and family houses are in short supply. This conversion would add to the HMO density unnecessarily and to the detriment of families living in the same road.

HRA considers this conversion to be an over-development of the dwelling and site and asks that the Planning Application be refused.

Barbara J Claridge

HRAHonSec