

## Highfield Residents' Association

**22/01113/FUL | Erection of a ground floor level single storey rear extension and installation of rear dormer window to facilitate loft conversion and change of use from 6-bedroom HMO (Use Class C4) to 7-bedroom Large HMO (Sui Generis). | 62 Tennyson Road Southampton City Of Southampton SO17 2GW**

Highfield Residents Association objects to the Planning Application for the erection of a ground floor level single storey rear extension and installation of rear dormer window to facilitate loft conversion and proposals to further extend the end of terrace HMO dwelling at 62, Tennyson Road and increasing the HMO Occupancy to Sui Generis 7-bed.

HRA objects to **22/01113/FUL** on the following grounds:

- The application would result in further increasing the residential density which already exceeds the range set in the Council's own plan, (Ref: Local Plan HMO SPD, May 2016). This SDP describes a definitive threshold and recognise that a large numbers of HMOs in one area have the potential to harm the physical character of a residential area and the balance of a local community:

-There are currently 56 dwellings (former family houses) in Tennyson Road, listed on SCC Public HMO Licence Register (August 2022). There is at least one other in the process of renewal of licence (No.39).

-This means there are currently 315 licensed bedrooms, mostly let to University Students, in this one road

-In the houses closest to 62 Tennyson Rd., (Even numbers: 58, 62 there are 14 places: Odd numbers: 37, 39, 41, 43, 45 there are 29 places: **TOTAL 43** individual people already living in close proximity). Ref: Site Location Plan submitted

-There seem to be several non-HMO houses, private dwellings, adjacent to 62, Tennyson, trapped between high density student HMOs (Numbers: 56, 60, 64, 66, and 68 are not currently on the HMO Public Register (August 2022)

- There would be intensification in occupation of the dwelling itself and associated noise and disturbance
- There would be an increase in the number of comings and goings associated with the occupiers living independently of each other, each having independent lifestyle patterns i.e. occupiers living separately but in close proximity to one another
- There would be increased pressure to on-street parking provision in a restricted parking area, as no parking spaces are provided
- The Bike Shed Plan (submitted) lists two stores each for three bikes when seven bikes would need space in a 7-bed HMO
- The plans for the extension and the rear dormer window are minimal. It is not possible to judge whether the dormer window is appropriate or if there would be any overlooking concerns
- Groundfloor bed 2 is currently not well lit. When the new side gate is constructed the gate, when open, will obscure more than half of this window (Proposed Side Extension and Loft Conversion submitted). The room would not be suitable living space.

HRA requests that the application be refused.

Barbara J Claridge HRAHonSec