

23/00101/FUL Roof alterations including hip to gable, front and rear dormer windows and installation of first floor window in side elevation (resubmission of 22/01557/FUL) 22 Grosvenor Road Southampton SO17 1RT

The original Planning Application (22/01557/FUL) was withdrawn and it is assumed, that following an Officer site visit in early January 2023, the applicant was advised to submit revised plans. The proposed revisions do not mitigate against any of the previous HRA objections.

Therefore, Highfield Residents' Association objects to the re-submission of Planning Application 23/00101/FUL on the following grounds:

- The plans (Ref: 21766840.pdf) are inadequate and difficult to reference without commentary for such a gross roof extension
- Additional side windows have been added which make the application worse for the point of view of overlooking into the next-door property (24 Grosvenor Road). It is not clear why a new window to the rear first floor bedroom is necessary or whether the existing rear windows to this bedroom will be altered
- The Planning Statement is misleading and attempts to disguise the fact that this would be a large and obtrusive loft extension by describing the other houses in Grosvenor Road as being large and of various designs
- It is not believed that there are any other local houses with such a large loft extension
- 22 Grosvenor Road is a semi-detached property. The submitted drawings only show that half-side of the whole building, and do not show the effect of the loft extension on the integrity of the whole building
- Whilst Grosvenor Road is not a conservation area, the impact of the proposed front elevation would be completely out of character with the adjoining semi and other nearby properties. It would negatively affect the street scene. HRA requests that the Historic Environment Officer, Jon Willetts, is asked to comment on the Application
- The drawing (Ref: 21766840SM/P/05B.pdf) shows that the house has already been substantially extended on the ground and first floor to the rear
- The proposed new loft extension would therefore be overdevelopment of a semi-detached house. The design would make the house appear top-heavy, particularly from the front aspect (street scene) but also from the rear

- The large windows and full-length doors with Juliet balconies in bedrooms at the rear loft level would result in overlooking of neighbouring properties and impact on the privacy of those nearby properties
- The statement that, 'This proposal is for a single domestic dwelling and not intended to become a House of Multiple Occupancy' is a *red herring*
- The house is already listed and currently advertised as an Airbnb property and, as such, would be a Commercial Property not a family home. Would this require permission for a Change of Use?
- The statement that, 'there is a lack of 4/5 bed properties within the Southampton area' is immaterial to the Planning Application and is not true of the Highfield area where there are many larger houses and extended HMOs
- No ground floor plan view is shown. It would not be possible to make a decision on the application without full information of the impact of the proposal on the whole semi-detached house. For example how many bedrooms / other rooms and facilities already exist? If there are bedrooms on the ground floor, it is already a five-bedroom house

Highfield Residents' Association requests that the application be refused.

Barbara Claridge, HRAHonSec