

23/00317/FUL Erection of a single storey rear extension
10 Holyrood Avenue Southampton SO17 1SH

Highfield Residents Association objects to the Planning Application and proposals to further extend the semi-detached HMO dwelling at 10 Holyrood Avenue

The house is a semi-detached 6-bed Licensed HMO.

Although the Planning Application, for a single storey extension would improve the internal layout of the ground floor, minimal information has been supplied, and none regarding future HMO numbers at the property. An extended property could be further internally converted to provide a Sui Generis 7-bed HMO. In addition, no information is given about the proposed layout of the first floor (Ref: 335.01 (5)).

Holyrood Avenue is an established residential area that is struggling to meet the different demands of those few remaining families in ordinary houses with very high density student accommodation.

From the Southampton Register of HMO Licensed properties in Holyrood Avenue, houses surrounding number 10 (those even numbers 8, 12 and 14, plus the odd number houses opposite of 1,1A, 3, 9, 11) are all HMOs with a total population of 44. In total there are 18 Licensed HMOs in Holyrood Avenue with a total population of 101. This is saturation by HMO.

The proposed extension potentially could lead to dwelling over intensification and out of proportion scale within a close area.

The incremental gain in student numbers is spreading through the whole of Highfield and the impact of the density of the area as a whole is not being considered.

Extending properties for a potential increase in the number of occupants would escalate the demand for parking, where there are already problems in finding adequate spaces for permanent residents.

Highfield Residents' Association objects to the Planning Application and asks the Planning Authority to:

- Establish whether the applicant has any future intention to increase the HMO density at this property as any increased occupancy would create an excessive use. It would be contrary to the Local Plan by the increased intensification of use in an area where the Threshold of 10% is already far exceeded.
- Request information about the proposed first floor

- Refer the application to the Planning Panel so that the impact of the wider aspects of approving to extend this semi-detached house might be fully considered

HRA asks that the application be refused.

Barbara Claridge

HRAHonSec