

**23/00323/FUL Erection of a two-storey side extension with roof alterations including a rear dormer to facilitate a loft conversion
63 Granby Grove Southampton SO17 3RY**

Highfield Residents Association objects to the Planning Application and proposals to extend the semi-detached HMO dwelling at 63 Granby Grove.

The house occupies a corner position between Granby Grove and Hartley Avenue.

The house is licensed with Southampton City Council as a 5 -bed HMO until 22/03/2028. Minimal information has been supplied with the application, and none regarding future HMO numbers at the property. The proposed drawing (05) of the new internal layout shows 6 bedrooms to replace the current 5. Additionally, once extended, the property could be further internally converted to provide a 7-bed HMO as a new 'store' has been included. This store space is large enough on the plan drawing (05) to make a bedroom. The application should be refused on the grounds of intensification of use.

Granby Grove was an established family residential area that is struggling to meet the demands of high-density student accommodation. The Planning Application is for a two-storey extension but the greater impact would be if there was to be any consequential increase to HMO numbers in Granby Grove both in this dwelling and in the whole area. This six-bedroom Planning Application is exactly that and has the potential to harm the physical character of the residential area and the balance of a local community, and this can lead to conflict.

From the March 2023 Southampton Register of HMO Licensed properties in Granby Grove, there are 36 listed properties with a total of 183 HMO-beds. Even one more would be a significant breach of the Supplementary Planning Document titled 'Houses in Multiple Occupation' (HMO SPD), updated in 2016.

The plan drawing (06) of the proposed elevations north and south, illustrate a property that is out of scale and proportion to its adjacent semi-detached neighbour. The planned extension abuts a footpath and takes away all of the side space resulting in no access to the back garden except through the house. There is no provision or arrangement for bin or cycle storage. If cycle storage was conditionally required, the only available space would be in the back garden. Bikes would have to be wheeled or carried through the house. This is not appropriate.

There are no details about fire safety over 3 floors.

Parking, with a dropped kerb, is illustrated in the front garden with no details of the type parking surface or drainage arrangements (05). If the front garden was to be used for parking, an environmentally friendly material is preferred, as concreting over gardens is damaging and unsustainable. However, one or two on-garden parking spaces would not cater for 6 tenants and the extension would create an increase in the demand for parking, where there are already problems in finding adequate spaces for permanent residents on Grandy Grove.

The proposal would result in one, or possibly eventually two, additional residents above the current permitted/existing number of occupants, with increased comings and goings associated with the independent lifestyle pattern of occupiers living separately to one another. This would be damaging to the local area.

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.
- Establish whether such an extension and increase in occupancy of HMO numbers would be contrary to LPR Saved Policies SDP1 and H4 and the HMO SPD where the threshold of 10% is already far exceeded?
- Establish whether that the site may potentially lie within the 'Zones of Influence' of the Solent and New Forest European Sites (the EPS), where new residential development has the potential to harm the integrity of the EPS as a result of increased levels of nutrients from wastewater entering into the Solent water environment and increased recreational usage associated with new residential developments, with such impacts requiring the inclusion of a package of avoidance/mitigation measures to address these effects as no mitigation has been included in the application
- 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.

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HRAHonSec

