

**22/01557/FUL Roof alterations including hip to gable and front and rear dormer windows,  
22 Grosvenor Road Southampton SO17 1RT**

Highfield Residents' Association objects to the Planning Application on the following grounds:

- 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
- The statement that, 'there is a lack of 4/5 bed properties within the Southampton area' is immaterial to the Planning Application
- 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 as an Airbnb property and, as such, might be a Commercial Property. Would this require a change of use?
- The advert for Airbnb ( [https://www.airbnb.co.uk 22 Grosvenor Road SO17 1RT](https://www.airbnb.co.uk/22-Grosvenor-Road-SO17-1RT) ) states that,

***'Other things to note***

*There is a permanent resident in the annexe attached to the house, whose access is down the side of the building. There is one small, room for storage of the owners belongings, which is inaccessible to guests: aside from these two areas, guests are free to use all of the space and amenities.'*

- In the application there is no mention of a permanent annexe on the side of the dwelling for the Airbnb host, 'Steve' (Steve Mcinelly, the applicant)
- The plans (Ref: 1736644.pdf) are inadequate as 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. This would make the previous statement above even more irrelevant
- The drawing (Ref: 1736644.pdf p.2) shows that the house has already been substantially extended on the ground and first floor to the rear. The proposed new loft extension would be overdevelopment and make the house appear top-heavy, particularly from the front aspect (street scene) but also from the rear

- 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 whole building
- The extension grossly outbalances the whole dwelling – the large windows and full-length doors at the loft level at the rear would result in overlooking and impact on the privacy of nearby properties
- The size and scope of the loft extension is overdevelopment of an already extended, semi-detached house
- 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 and negatively affect the street scene. HRA requests that the Historic Environment Officer, Jon Willetts, is asked to comment on the Application

Highfield Residents' Association requests that the application be refused.

Barbara Claridge, HRAHonSec