

23/00361/FUL Erection of a first-floor rear extension.
29 Arnold Road Southampton SO17 1TF

Highfield Residents Association objects to the Planning Application and proposals to further extend the semi-detached HMO dwelling at 29 Arnold Road. HRA requests that the Planning Authority visit the property, to gain a full assessment on the scale of recent building work as a whole and confirm that permitted development dimensions have not been exceeded. This is especially important given that building work for 23/00361/FUL has already commenced on site.

HRA Objections are:

- The first-floor extension is an overdevelopment and over intensification of an extended semi-detached property
- There have already been two substantial extensions under permitted development rights, one a single storey rear extension and a second into the roof space. The current plans for a first floor to be built on top of the first rear extension would make the dwelling out of scale and overdeveloped
- There would be an impact on the views from other buildings
- There is no reference to sustainability in the application
- There would be an impact on neighbouring land
- There is no provision for bin storage
- There is no provision for cycle storage
- Parking provision / mitigation for a 7-bed household has not been submitted

The house is an HMO. It has an HMO Licence for 4 people. The Licence is valid until 30/09/23. The plans show that there are already 6 bedrooms and the proposed first floor rear extension would make 7 in total. HRA requests that, before a decision of the Planning Application is made, Planning Enforcement visit the property to ascertain:

- If there is already in breach of Planning Approval in that no Class C4 has been applied for or granted

HRA requests that the Planning Authority remind the applicant that Sui Generis Planning Approval will be required for a 7-bed HMO and that this application is made and approved before a tenant is in situ.

HRA asks that the application be refused on these grounds.

Barbara Claridge

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