

Highfield Residents' Association

22/01112/FUL | Erection of a proposed loft conversion to create an 8-Bedroom Large HMO (Sui Generis). | 61 Tennyson Road Southampton City Of Southampton SO17 2HF

Highfield Residents Association objects to the Planning Application and proposals to further extend the semi-detached HMO dwelling at 39, Tennyson Road increasing the HMO Occupancy to 8-bed.

In June 2022, an ELDC for a 7-bed Sui-generis use of a former family home was granted by SCC Planning on the grounds, 'that on the balance of probabilities the property has been in continuous use as a 7 person HMO under the Sui Generis Use class for over 10 years.' (Ref: Development Management Delegated Report). HRA had objected to this ELDC Application.

HRA objects to 22/01112/FUL on the following grounds:

- The application would result in a residential density which would exceeds the range set in the Council's own plan, (Ref: Local Plan HMO SPD, May 2016), which describes a definitive threshold and recognise that a large numbers of HMOs in one area have the potential to harm the physical character of a residential area and the balance of a local community:

-There are currently 56 dwellings (former family houses) in Tennyson Road, listed on SCC Public HMO Licence Register (August 2022)

-This means there are currently 309 licensed bedrooms, mostly let to University Students, in this one road

-In the houses closest to 61 Tennyson Rd., (Even numbers: 72, 76, 78 and 80, 84, there are 28 places: Odd numbers: 53, 57, 59, 61, 63A and 63D there are 36 places: **TOTAL 64** individual people already living in close proximity). Ref: Site Location Plan submitted

- There would be intensification in occupation of the dwelling and associated noise and disturbance
- There would be an increase in the number of comings and goings associated with the occupiers living independently of each other, each having independent lifestyle patterns i.e. occupiers living separately but in close proximity to one another
- There would be increased pressure to on-street parking provision in a restricted parking area, as no parking spaces are provided
- Access to the three bike stores is unclear from the ground-floor plan (Ref: Proposed Floor Plan)

HRA requests that the application be refused.

Barbara J Claridge

HRAHonSec