
PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 16 SEPTEMBER 2014

Present: Councillors Lewzey (Chair), Lloyd (Vice-Chair), Claisse, L Harris and Mintoff

16. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

RESOLVED that, following discussion, the Minutes of the Meeting held on 22 July 2014 be approved and signed as a correct record.

17. **10 LUMSDEN AVENUE SO15 5EL 14/01238/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval in respect of an application for a proposed development at the above address.

Change of use from a C3 Dwelling House to a 5-Bed House in Multiple Occupation (HMO, Class C4).

Mr Smith (Applicant), Ms Lawler-Levene (Chair Lumsden Avenue Residents Association/objecting), Mr Clark (local resident/objecting), Councillors Shields, Moulton and Parnell (Ward Councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that the final sentence in Condition 4 should start as follows: "For the avoidance of doubt this means ..." and that the final line in Condition 6 should read as follows: "... details to be approved under Condition 5".

RESOLVED to refuse planning permission for the reasons set out below.

Reasons for Refusal

The proposed change of use of the property from a family dwelling to C4 HMO given the semi-detached nature of the property and the existing on-road parking demands within Lumsden Avenue would result in a detrimental impact on the amenities of adjacent occupiers and the character and amenity of the wider area due to the activity associated with the intensification of the use of the property. The proposal would therefore be contrary to Policies SDP1 and H4 of the City of Southampton Local Plan Review.

18. **20 ELMSLEIGH GARDENS SO16 3GF 14/00994/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval in respect of an application for a proposed development at the above address.

Part two storey, part single storey side and rear extensions to existing HMO (resubmission of 14/00379/FUL)

Mr Singh (Applicant), Mr Spillett (local resident/objecting), Ms Wawman (East Bassett Residents Association/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that paragraph 2.2 should be amended as follows: “ the ground floor will be reconfigured to provide 1 additional bedroom”.

RESOLVED to refuse planning permission for the reasons set out below.

Reasons for Refusal

The scale and massing of the proposed extension by reason of its height (to eaves and ridge level) and rearward depth of projection in close proximity to the common boundary of 18 Elmsleigh Gardens represents an unneighbourly form of development, resulting in an undue loss of outlook and visual dominance when viewed from the neighbour’s most useable and private area of their garden. As such the proposal will have an unacceptable impact on residential amenity and therefore contrary to saved policies SDP1(i) of the City of Southampton Local Plan Review (adopted March 2006) as supported by the guidance set out in paragraph 2.2.1 to 2.2.2 of the Council’s Residential Design Guide Supplementary Planning Document (approved September 2006).

RECORDED VOTE to refuse planning permission

FOR: Councillors Claisse, Harris and Mintoff

AGAINST: Councillors Lewzey and Lloyd

19. **3 RIDGEMOUNT ROAD SO16 7FG 14/01110/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval in respect of an application for a proposed development at the above address.

Erection of single storey and two storey extensions.

Mr Bartlett (local resident/objecting) was present and with the consent of the Chair, addressed the meeting.

RESOLVED to refuse planning permission for the reasons set out below.

Reasons for Refusal

The additional scale, height and massing, taking into account the change in levels, would result in an unduly dominant and overbearing property when viewed from neighbouring properties to the west, to the detriment of the amenity currently enjoyed by residents of those properties. The proposal would therefore be contrary to Policies SDP1 (i) and SDP7 (iii) & (iv) of the City of Southampton Local Plan Review.

Note to Applicant

The applicant be advised of a suggestion to extend to the east rather than the west side of the property.

20. **59 LILAC ROAD SO16 3DA 14/00677/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval in respect of an application for a proposed development at the above address.

Erection of a two storey side and part two storey/part single storey rear extension to facilitate conversion of 5-bedroom HMO to 1 x 3-bedroom flat (Class C3/C4) and 1 x 3-bedroom flat (Class C3) with associated cycle and refuse storage (description amended).

Mr Lawrence (Agent) and Ms Wawman (East Bassett Residents Association/objecting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED to refuse planning permission for the reasons set out below.

Reasons for Refusal

The proposed mix of C3 and C4 uses within the same development and the level of intensification of occupation of the plot would have a detrimental impact on the amenity of future and adjoining occupiers and the character of the area. The proposal would therefore be contrary to Policies SDP1 (i) of the City of Southampton Local Plan Review.

RECORDED VOTE to refuse planning permission

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| FOR: | Councillors Claisse, Lewzey and Harris |
| AGAINST: | Councillor Lloyd |
| ABSTAINED: | Councillor Mintoff |