

**Planning, Transport & Sustainability Division**  
**Planning and Rights of Way Panel 16 September 2014**  
**Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 20 Elmsleigh Gardens SO16 3GF			
<b>Proposed development:</b> Part two storey, part single storey side and rear extensions to existing HMO [resubmission of 14/00379/FUL]			
<b>Application number</b>	14/00994/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Stuart Brooks	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	12.08.2014	<b>Ward</b>	Bassett
<b>Reason for Panel Referral:</b>	Request by Ward Member	<b>Ward Councillors</b>	Cllr Les Harris Cllr Beryl Harris Cllr John Hannides

<b>Applicant:</b> Mr Singh	<b>Agent:</b> Sanders Design Services Ltd - Fao Mr Neil Sanders
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<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. It is considered that the occupancy of the property by one additional person will not materially affect the character of the local area in terms of the balance of households in the local community, whilst not adversely affect the amenity of local residents by reason of additional activity, noise or other impact. Furthermore, the scale and projection of the physical form will not adversely affect the character of the local area and amenity of the local residents. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP7, SDP9, H4 of the City of Southampton Local Plan Review (March 2006) and CS13, CS16 of the Local Development Framework Core Strategy Development Plan Document (January 2010) a supported by the Houses in Multiple Occupation Supplementary Planning Document (March 2012).

<b>Appendix attached</b>			
1	Development Plan Policies	2	Planning history
3	Previous decision notice and plans		

## Recommendation in Full

### Conditionally approve

#### 1.0 The site and its context

- 1.1 The application site is located on the north east side of Elmsleigh Gardens to the north of Burgess Road within the Bassett ward. This attractive residential street is comprised of detached and semi-detached dwellings with a mix of styles, and a mature landscaping.
- 1.2 The site contains a 2 storey detached dwelling, well set back from the street with a side driveway leading to a garage. The property is established as a small HMO (class C4) with 4 bedrooms (the former lounge is used as a bedroom), and communal facilities including a bathroom, kitchen, diner, and toilets. The foundations for permission 13/00215/FUL have been laid out to the rear.

#### 2.0 Proposal

- 2.1 This application is a resubmission of recently refused application 14/00379/FUL which itself was a resubmission of an approved application 13/00215/Ful. This application is a 'half-way house' between the approved and refused schemes and seeks permission for a part two storey, part single storey side and rear extensions to provide additional living accommodation for the existing HMO.
- 2.2 Similar to that approved under permission 13/00215/FUL, the ground floor will be reconfigured to provide 2 additional bedrooms and further shared living space, whilst the first floor rear bedrooms will be extended, and wash facilities will be added.
- 2.3 The changes to the physical form as approved under permission 13/00215/FUL involves the first floor element extending the full width of the rear to enlarge a bedroom, and a new first floor element to the side containing ensuite and shower facilities. The changes to the refused scheme show a reduction in width of the enlarged first floor bedroom by 1.2m closest to the side boundary which brings it along the same alignment as that originally approved. The plans for the 2 previous applications are appended to **Appendix 3**.

#### 3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

- 3.3 Following the Article 4 direction coming into effect on March 23rd 2012, the conversion of a family house into a small HMO for up to 6 people requires planning permission. The planning application has been assessed against policy H4 and CS16 in terms of balancing the need for multiple occupancy housing against the impact on the amenity and character of the local area.
- 3.4 The Houses in Multiple Occupation SPD was adopted in March 2012, which provides supplementary planning guidance for policy H4 and policy CS16 in terms of assessing the impact of HMOs on the character and amenity, mix and balance of households of the local area. The SPD sets a maximum threshold of 10% for the total number of HMOs in the ward of Bassett. It is important to be aware that as the property is already being occupied legitimately as a C4 HMO and was established as a small HMO before 23<sup>rd</sup> March 2012 and, therefore, the threshold does not apply in this case as there will be no increase in the concentration of HMOs within the assessment area (section 6.7 of the SPD refers).

#### **4.0 Relevant Planning History**

- 4.1 The full planning history is set out in **Appendix 2**. Permission has already been granted by the Planning Committee in April 2013 (ref no. 13/00215/FUL) to extend the property at ground and first floor level to increase from 4 to 5 bedrooms. A subsequent application (ref no. 14/00379/FUL) earlier in 2014 was refused by Officer's under delegated powers. The plans and decision notice for both of these applications are appended to **Appendix 3**.

#### **5.0 Consultation Responses and Notification Representations**

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners. At the time of writing the report **16** representations (10 objections and 6 support) have been received from surrounding residents, including a referral request by 2 local Ward Cllrs. The following is a summary of the points raised:

##### **5.1.2 Comment**

Overdevelopment. Visually out of character and the scale of development is excessive. The occupiers will have insufficient garden space.

##### **Response**

The proposed 2 storey extension is sufficiently set back from front wall of the dwelling to appear subservient in size. The additional massing at first floor level to accommodate bathrooms is not significantly different in scale and projection to the previous approval. The footprint of the building size of remains as approved and the amenity space is sufficient to meet the Council's standards.

##### **5.1.3 Comment**

The reduction in size of the 2 storey rear extension is insufficient to address the reasons for refusal under 14/00379/FUL.

##### **Response**

With the removal of the cat slide projection, the scale and projection of the extension will not be significantly different to the extension already approved

when viewed from the garden of no. 18.

5.1.4 Comment

The building is too close to the neighbour's boundary given the layout and density of the building.

Response

There is no minimum separation distance specified under planning guidelines when extending adjacent to a neighbour's boundary. A judgement is made by the Planning Officer whether the proximity and scale of the physical structure will harm the neighbour's amenity. Any concerns with regards to maintenance and access to the party wall is dealt with under separate legislation i.e. Party Wall Act and Building Regulations.

5.1.5 Comment

Over-intensification of use leading to noise and disturbance from increased comings and goings and vehicle activity. Excessive number of HMOs and increase in concentration causing social/environmental problems and imbalance of family households in the community.

Response

The concentration and number of HMOs will not be changed. The Government considers that there is no harm to amenity and character caused by increasing the occupiers up to 6 persons within the existing C4 use class (small HMO), given that this would not normally be a material change of use.

5.1.6 Comment

Elmsleigh Gardens is within the Zone 9 Residents Parking Scheme and is used for short term parking by visitors to the University. Insufficient off street parking from increased demand and reduced driveway parking, leading to further pressure on on-street parking.

Response

The Highway Officer has raised no concerns with regards to the impact on parking and highway safety. Please see section 6.6 of the report.

5.1.7 Comment

The building will be internally adapted to accommodate more students.

Response

The applicant can have up to 6 occupiers within the C4 class, however, if this exceeds this number then they would need to apply for planning permission to change the use to a large HMO. An informative has been included to remind the applicant.

5.1.8 Comment

The current tenants are well behaved, however, future tenants may behave differently.

Response

The enforcement of anti-social behaviour and noise disturbance is controlled under separate legislation.

5.1.9 Comment

Visually intrusive to outlook, and loss of light and privacy to neighbouring occupiers.

Response

The physical form is not considered to be excessive given its scale and projection in proximity to the neighbour's common boundary. The most private areas of the neighbour's gardens will not be directly overlooked.

5.1.10 Comment

Application form incorrectly states that occupiers of no. 18 were consulted by the applicant.

Response

It is good practice, however, not obligatory for the applicant to consult the neighbour's prior to submitting the application.

5.1.11 Comments in Support of the Application

-Small scale residential extension in keeping with character and surroundings, where a number of properties have already been extended. The side extension is the only part visible from the street and is well set back, especially compared to the extension at no. 22 which is built to the front. This a small change to previous permission.

-The dwelling is being retained rather than converted to flats.

-The applicant has the right to build a single storey rear extension to 8m, however, it has been opted to built a smaller extension.

-People living in a HMO have been stereotyped.

-Complies with Council's planning guidelines

-No harm to neighbour's amenity

-The landlord and tenants well maintain the property

-No over intensification of use and overdevelopment. The majority of the development could be built under permitted development.

-Good design. The side access has been retained to the rear garden for bins.

Investing in improving the property which improves the appearance of the street, and better designed in comparison to surrounding properties such as no. 22.

Improvement of living facilities.

-The proposal overcomes the previous reasons for refusal.

-No further increase in footprint or loss of amenity space and therefore no water further run off

**Consultation Responses**

5.2 **SCC Highways** - No objection.

**6.0 Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this planning application are:

-Principle of development;

-Impact on the character and amenity of the surrounding area;

-Impact on amenity of neighbouring occupiers;

-Impact on highway safety;

-Standard of living conditions for future residents.

## 6.2 Principle of Development

- 6.2.1 The property has been occupied as a small HMO (class C4) under permitted development rights prior to 23<sup>rd</sup> March 2012. Under application 13/00215/FUL, the applicant has provided a 12 month signed tenancy agreement for 4 tenants from 1<sup>st</sup> July 2011 to 30<sup>th</sup> June 2012, and 1<sup>st</sup> July 2012 to 30<sup>th</sup> June 2013.
- 6.2.2 The 10% threshold within the Bassett Ward does not apply as the HMO is already established as a small HMO on 23<sup>rd</sup> March 2012, and there will be no increase in the concentration of HMOs (section 6.7 of the HMO SPD refers).
- 6.2.3 An additional occupant does not result in a material change of use of the property, which will remain as a small HMO. Section 6.11 of the HMO SPD states that in these circumstances only the physical impact of the extension will be assessed.

## 6.3 Impact on the character and amenity of the surrounding area

- 6.3.1 As the property is already established as a HMO, the existing concentration of HMOs and mix of households (permanent and transient) in the local community will not change, as well as not adding to the overall supply of HMOs. As such, no survey of existing HMOs in the surrounding area has been carried out as the threshold limit does not apply.
- 6.3.2 The approval of application 13/00215/FUL determined that the increase from 4 to 5 bedrooms would cause no harm to the character and amenity of the local area. There is no material difference to the intensification of use between the previous permission, given that there is no increase in the number of bedrooms, and the only change to the accommodation involves an extension to the first floor bedroom (see appendix 3), and reconfiguration of the same on the ground floor.
- 6.3.3 Although the first floor bedrooms are being increased in size, the number of bedrooms will be unchanged compared to permission 13/00215/FUL, and number of occupants will not increase above that permitted under the existing HMO C4 use class. The intensification of use in terms of the activities associated with upto 6 persons within the C4 use class is not deemed to be harmful by the Government. There is no control over the type of tenants living within an existing C4 use. It is therefore considered that will be no further significant impact on the character and amenity of the local area.
- 6.4.4 When viewed within the street scene, in comparison to permission 13/00215/FUL the only significant addition visually is the small first floor side element (shower and ensuite). This element is set back sufficiently from the front wall to appear subservient to the host dwelling.

## 6.5 Impact on amenity of neighbouring occupiers

- 6.5.1 The principle of extending the property within the existing C4 HMO use was accepted under the previous permission. The previous application 14/00379/FUL was refused by Officer's solely on the grounds of the physical impact on the neighbouring occupiers at 18 Elmsleigh Gardens.
- 6.5.2 It is considered that the changes made are sufficient to address the Officer's previous concerns, by stepping away the first floor extension so it does not encroach past the existing flank wall of the host dwelling. The scale and projection of this element is no different to the first floor extension approved under permission 13/00215/FUL. The side first floor extension does not harm the outlook of the garden of no. 18, given that the massing does not project past the rear wall of the neighbour's property.
- 6.5.3 The impact of the first floor extension on the outlook and light of 22 Elmsleigh Gardens was previously supported by Officer's under application 14/00379/FUL. No changes have been made to this element of the proposed extension. The projection and scale of proposed first floor extension is sufficiently set back 1m from the common boundary of no. 22, and it projects 1.5m beyond the existing rear wall of no. 22.

## 6.6 Impact on highway safety

- 6.6.1 The Highway Officer has commented that the proposed development generates minimal material change since the previous permission (13/00215/FUL) and, therefore, they have no further objection to the impact on highway safety and parking.
- 6.6.2 The site lies within a residents parking zone with limited number of permits allocated per address. As this development does not affect the number of addresses on site, the level of permits allowed is unchanged. In addition, there seems to be off-road parking on the forecourt for two vehicles. Our maximum parking standards for a 5 bed HMO is 3 spaces; with 2 on site and the potential of a permit parking space, this complies with our parking policy.

## 6.7 Standard of living conditions for future residents

- 6.7.1 It is considered that the proposed layout of accommodation will provide an acceptable residential environment in terms of access to outlook, light and privacy. The area of remaining amenity space will be approximately 90 square metres with a length of 10 metres. This is equivalent to the minimum standards in the Council's Residential Design Guide for a detached dwelling. The communal spaces, including the lounge, will be retained by condition.

## 7.0 Summary

- 7.1 In summary, the revisions to the proposal following the refusal of application 14/00379/FUL have overcome the Officer's previous concerns. The reduced projection of the first floor element will ensure that the outlook, light and privacy of the neighbouring occupiers will be safeguarded. The scale and physical form of the proposed development would be in keeping with the proportions and character of the original property. Furthermore, the additional development and

intensification by 1 person would sufficiently protect the character and amenity of the local area, whilst improving the facilities for the existing occupiers.

## **8.0 Conclusion**

8.1 In conclusion, the proposal will be in accordance with the Council's current adopted guidance and policies and have acceptable impact. As such the proposal is recommended for conditional approval. The same conditions from permission 13/00215/FUL have been reapplied.

### **Local Government (Access to Information) Act 1985** **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(qq), 6(c), 7(a), 9(a), 9(b).

### **SB for 16/09/14 PROW Panel**

#### **PLANNING CONDITIONS**

##### **01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works**

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

##### **02. APPROVAL CONDITION - Materials to match [Performance Condition]**

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the extension hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

##### **03. APPROVAL CONDITION - No other windows or doors other than approved [Performance Condition]**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:



To protect the amenities of the adjoining residential properties

04. APPROVAL CONDITION - Retention of communal spaces

The rooms labelled lounge and kitchen on the ground floor layout shall be made available for use by all of the occupants prior to first occupation of the extension hereby approved and, thereafter, shall be retained for communal purposes only whilst the property is in C4 use.

REASON

To ensure that a suitable communal facilities are provided for the residents.

05. APPROVAL CONDITION - Refuse storage and collection [Performance Condition]

Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the buildings hereby approved.

Reason:

In the interest of visual amenity and for the safety and convenience of the users of the adjacent footway.

06. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Informative

The applicant can have up to 6 occupiers within the C4 class, however, if this exceeds this number then you would need to apply for planning permission to the change the use to a large HMO.

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS4            Housing Delivery  
CS16          Housing Mix and Type

City of Southampton Local Plan Review – (March 2006)

SDP1          Quality of Development  
SDP7          Urban Design Context  
SDP9          Scale, Massing & Appearance  
H4             Houses in Multiple Occupation

Supplementary Planning Guidance

Houses in Multiple Occupation (Approved – March 2012)  
Residential Design Guide (Approved - September 2006)  
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

**Relevant Planning History**

13/00215/FUL - Part two storey, part single storey side and rear extensions to existing C4 HMO - Conditional Approved by Planning Panel

14/00379/FUL - Part two storey, part single storey side and rear extensions to existing House of Multiple Occupation (resubmission) - Refused



## DETERMINATION OF APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1990

#### Town and Country Planning (Development Management Procedure) (England) Order 2010

Sanders Design Services Ltd  
Mr Neil Sanders  
95 Cedar Road  
Hythe  
Southampton  
SO45 3PX

In pursuance of its powers under the above Act and Order, Southampton City Council as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

#### **FULL APPLICATION - REFUSAL**

**Proposal:** Part two storey, part single storey side and rear extensions to existing House of Multiple Occupation (resubmission)

**Site Address:** 20 Elmsleigh Gardens Southampton SO16 3GF

**Application No:** 14/00379/FUL

For the following reason(s):

01.REASON FOR REFUSAL - Impact on residential amenity

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).

  
**Chris Lyons**  
**Planning & Development Manager**

22 May 2014

For any further enquiries please contact:  
**Stuart Brooks**

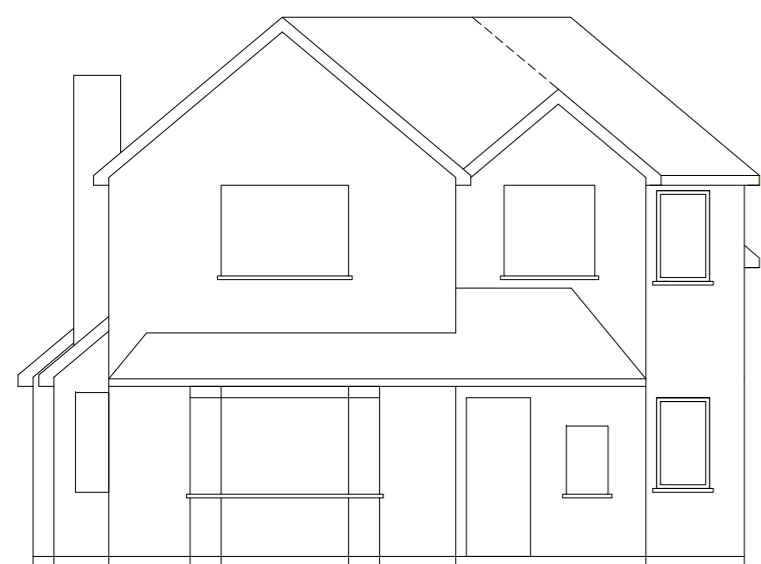
**IMPORTANT NOTE TO APPLICANT**

This decision has been made in accordance with the submitted application details and supporting documents and in respect of the following plans and drawings.

<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Date Received:</b>	<b>Status:</b>
SING SHT3 REVISION X		General Plan	05.03.2014	Refused
SING SHT 2 REVISION X		General Plan	05.03.2014	Refused

Materials to match existing

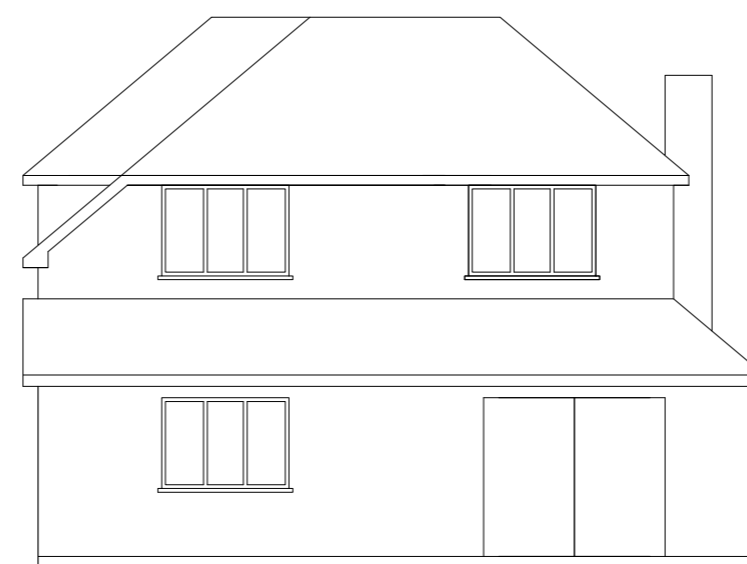
Notes  
 All dimensions and details to be checked on site by builder prior to commencement of works.  
 This plan must not be acted upon until it has been approved by the Local Authority.  
 Client to conform to party wall act of 1996 if required.



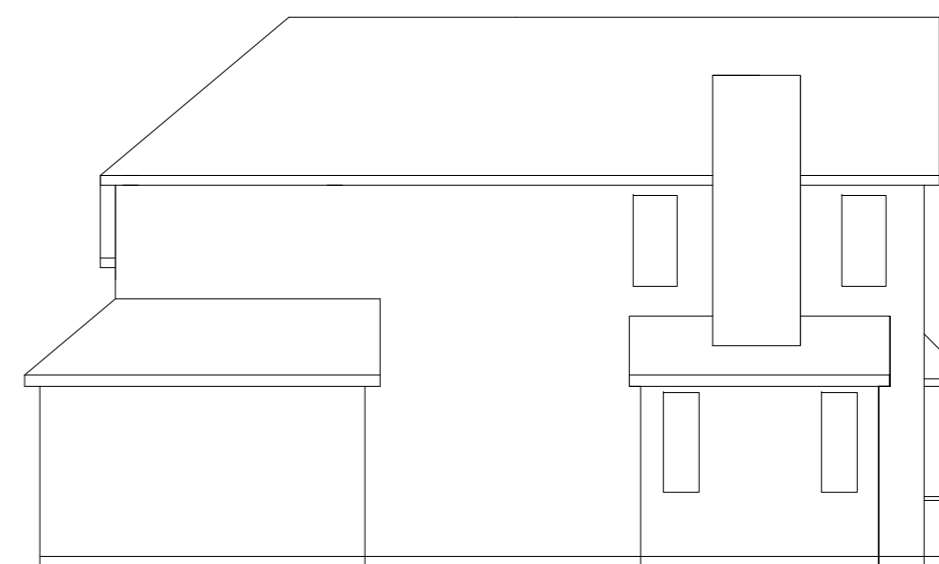
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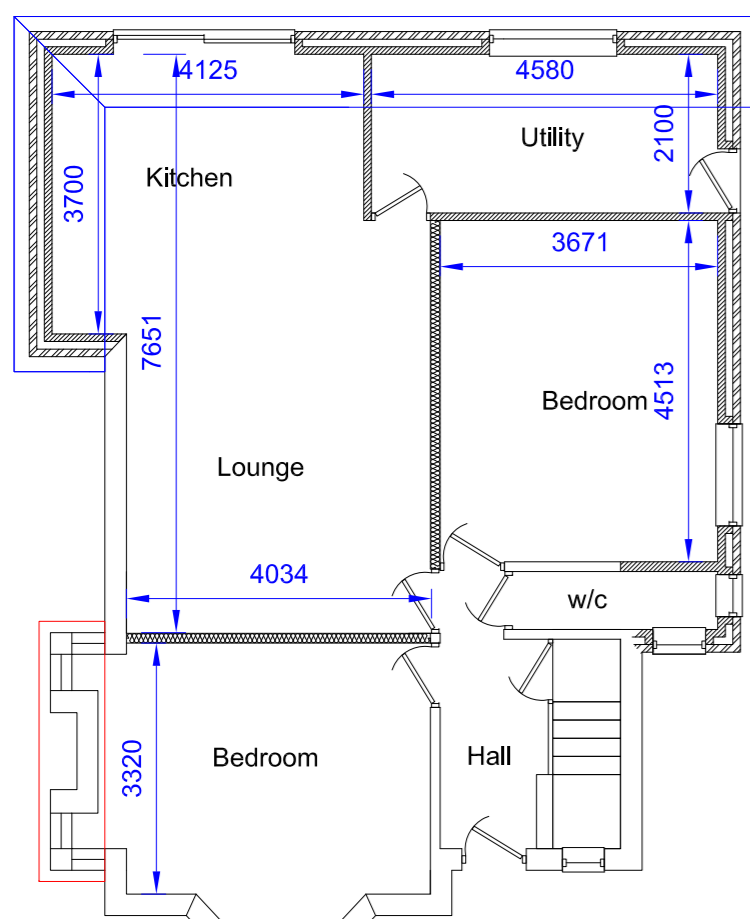
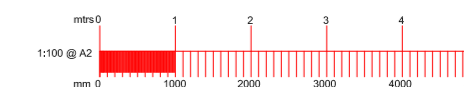
Side View  
 Scale 1:100



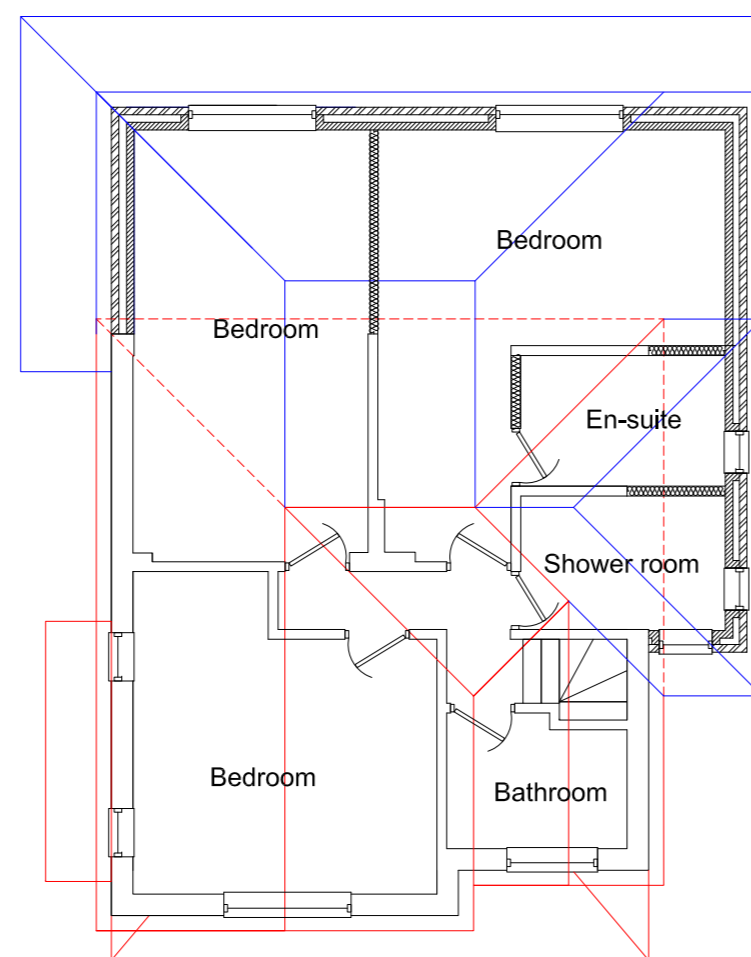
Rear View  
 Scale 1:100



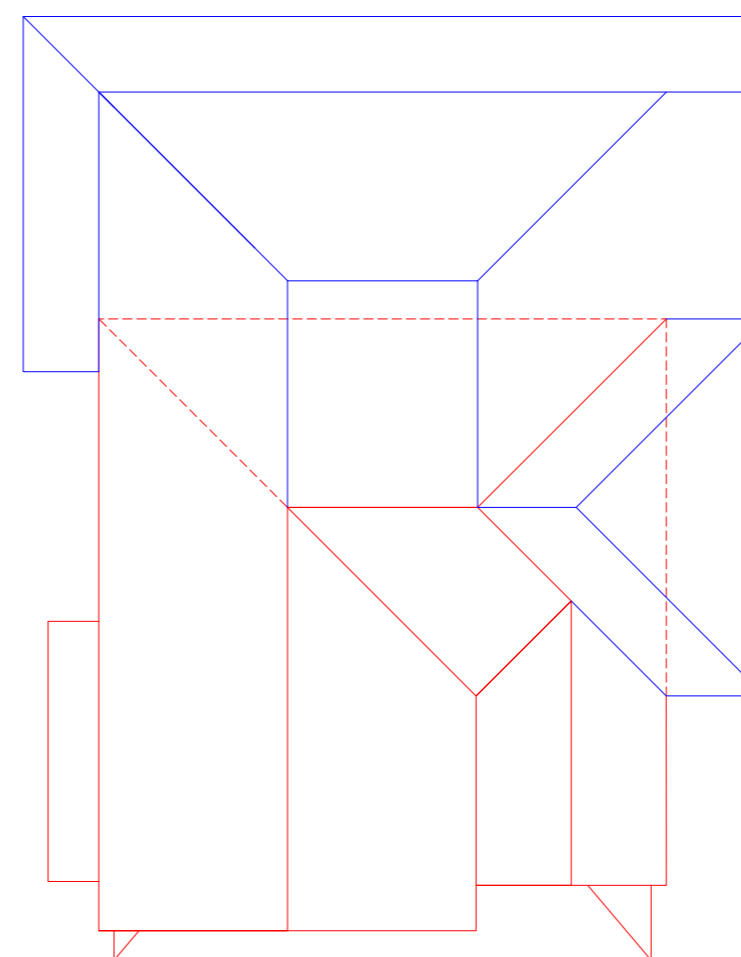
Side View  
 Scale 1:100



Ground Floor Plan  
 Scale 1:100



First Floor Plan  
 Scale 1:100



Roof Plan  
 Scale 1:100

B		
A		
	Date	Revisions
Drawing Title. Proposed		
SITE ADDRESS Mr Singh 20 Elmsleigh Gardens Southampton Hampshire SO16 3GF		CLIENT ADDRESS
Scale.	as noted	PAPER SIZE A2
Date.	March 2014	Drawn by. R.N.S.
Sanders Design Services LTD		
95 Cedar Road Hythe Southampton SO45 3PX		tel 023 8020 7195 fax 023 8020 7195 mobile 07833 912992 e-mail robert@sanders1993.fsnet.co.uk
Drawing No	sing Sht 2	Revision X



## DETERMINATION OF APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1990

#### Town and Country Planning (Development Management Procedure) (England) Order 2010

Sanders Design Services Ltd  
Mr Neil Sanders  
95 Cedar Road  
Hythe  
Southampton SO45 3PX

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

#### **FULL APPLICATION - CONDITIONAL APPROVAL**

**Proposal:** Part two storey, part single storey side and rear extensions to existing C4 HMO

**Site Address:** 20 Elmsleigh Gardens Southampton SO16 3GF

**Application No:** 13/00215/FUL

Subject to the following conditions.

**01.APPROVAL CONDITION - Full Permission Timing Condition - Physical works**  
The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

**Reason:**  
To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

**02.APPROVAL CONDITION - Materials to match [Performance Condition]**  
The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the extension hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

**Reason:**  
To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

**03.APPROVAL CONDITION - No other windows or doors other than approved**  
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the development hereby permitted without the prior written consent of the Local Planning Authority.

**Reason:**

To protect the amenities of the adjoining residential properties

**04.APPROVAL CONDITION - Retention of communal spaces**

The rooms labelled lounge and kitchen on the ground floor layout shall be made available for use by all of the occupants prior to first occupation of the extension hereby approved and, thereafter, shall be retained for communal purposes only whilst the property is in C4 use.

**REASON**

To ensure that a suitable communal facilities are provided for the residents.

**05.APPROVAL CONDITION - Refuse storage and collection [Performance Condition]**

Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the buildings hereby approved.

**Reason:**

In the interest of visual amenity and for the safety and convenience of the users of the adjacent footway.

**06.APPROVAL CONDITION - Residential - Permitted Development Restriction**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class F (hard surface area)

**Reason:**

In order that the Local Planning Authority may exercise further control in this locality given the potential for increased surface water run off from a high concentration of Houses in Multiple Occupation in the local area, and in the interests of protecting the visual amenity of the local area.

**07.APPROVAL CONDITION - Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The impact of the development, in terms of design and neighbouring amenity, highway safety and parking is considered to be acceptable. It is considered that the occupancy of the property by one additional person will not materially affect the character of the local area in terms of the balance of households in the local community, and will not adversely affect the amenity of local residents by reason of additional activity, noise or other impact. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP7, SDP9, H4 of the City of Southampton Local Plan Review (March 2006) and CS13, CS16 of the Local Development Framework Core Strategy Development



Plan Document (January 2010) a supported by the Houses in Multiple Occupation Supplementary Planning Document (March 2012).

INFORMATIVE

The applicant is reminded that any intensification of the use beyond C4 would require planning permission.



**Chris Lyons**  
**Planning & Development Manager**

26 April 2013

If you have any further enquiries please contact:  
**Stuart Brooks**

**IMPORTANT NOTE TO APPLICANT**

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings.

<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Date Received:</b>	<b>Status:</b>
SING SHT 3 REVISION X		General Plan	05.02.2013	Approved
SING SHT 2 REVISION X		General Plan	05.02.2013	Approved

Notes  
 All dimensions and details to be checked on site by builder prior to commencement of works.  
 This plan must not be acted upon until it has been approved by the Local Authority.  
 Client to conform to party wall act of 1996 if required.

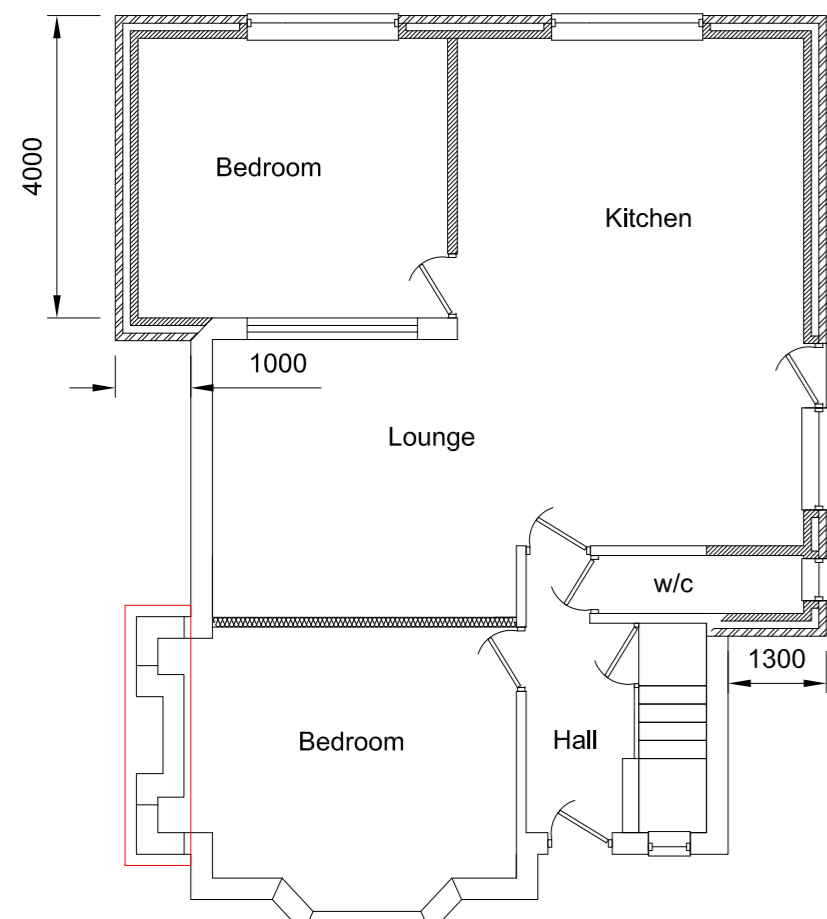


Front View  
 Scale 1:100

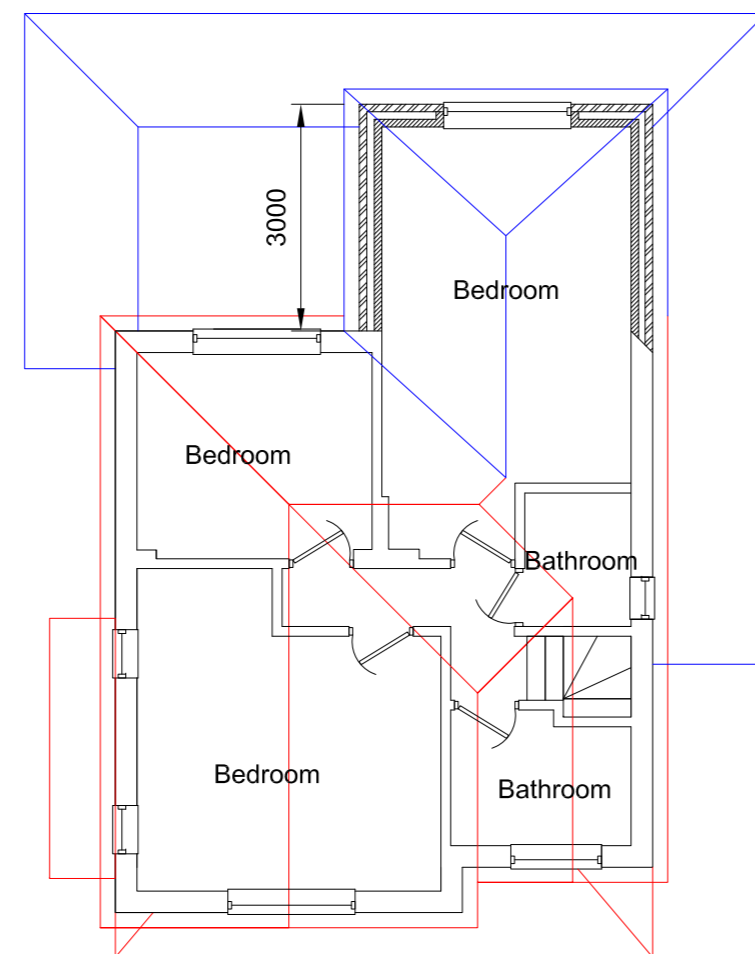
Side View  
 Scale 1:100

Rear View  
 Scale 1:100

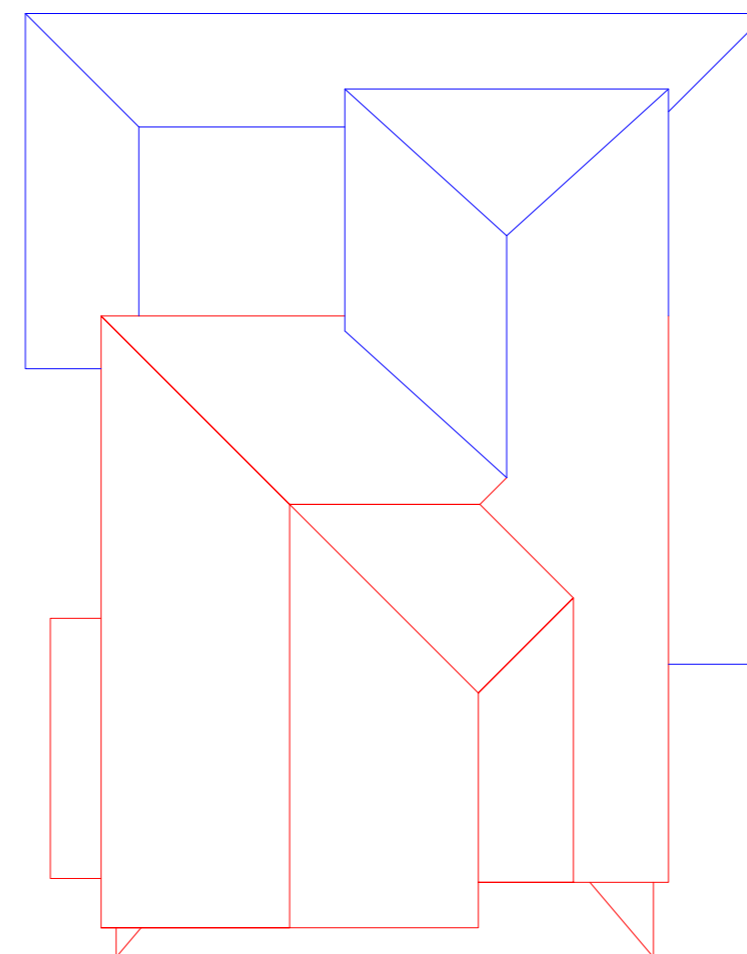
Side View  
 Scale 1:100



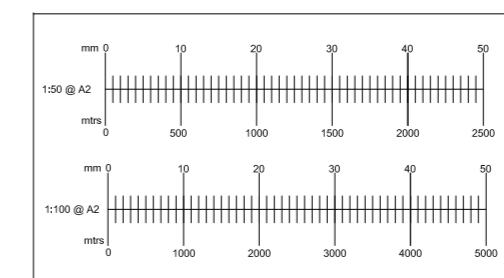
Ground Floor Plan  
 Scale 1:100



First Floor Plan  
 Scale 1:100



Roof Plan  
 Scale 1:100



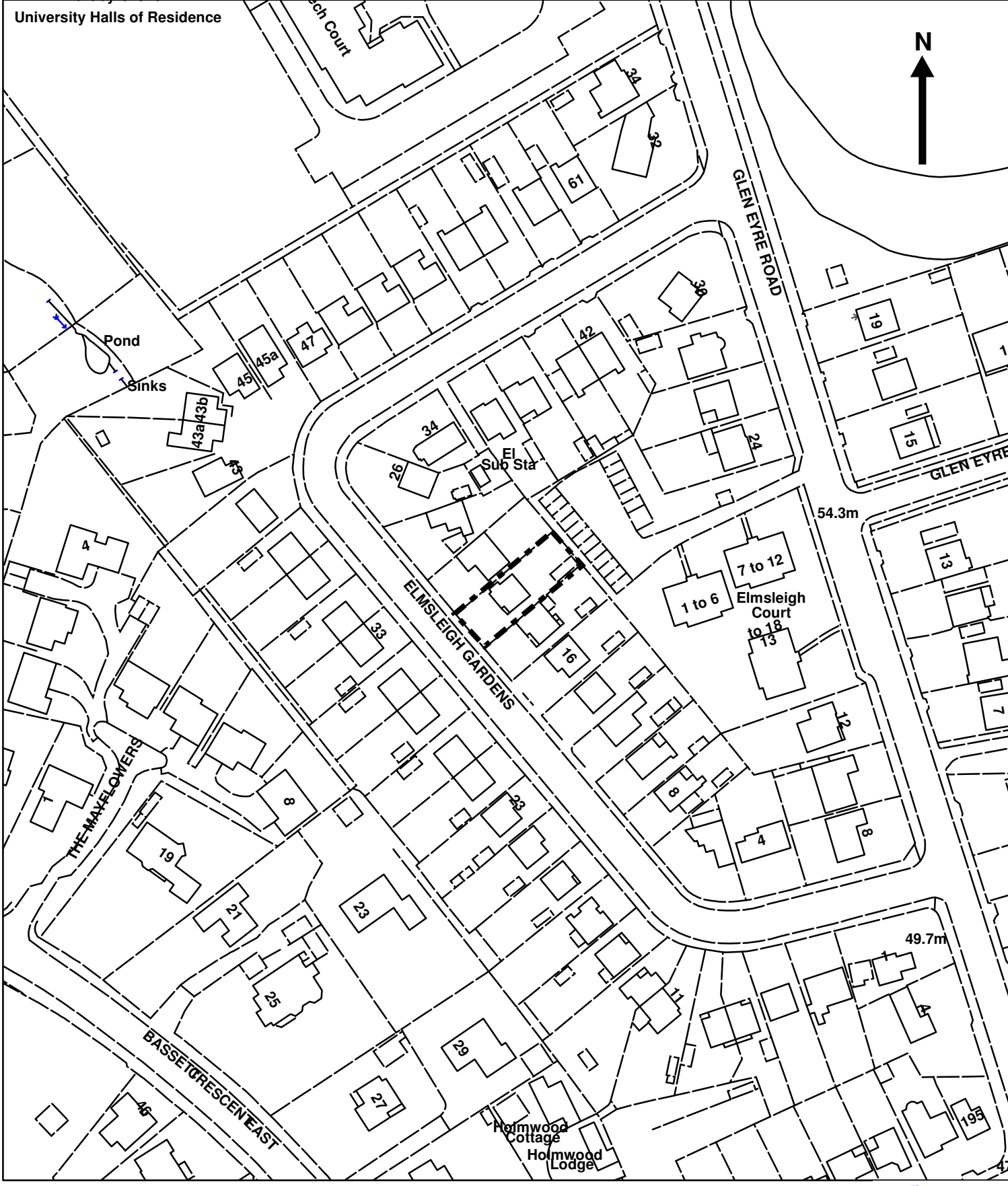
B		
A		
	Date	Revisions
Drawing Title. Proposed		
SITE ADDRESS Mr Singh 20 Elmsleigh Gardens Southampton Hampshire SO16 3GF		CLIENT ADDRESS
Scale.	as noted	PAPER SIZE A2
Date.	February 2013	Drawn by. R.N.S.

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Drawing No	Revision
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Scale: 1:1,250

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