

**For attention of Matthew Pidgeon, Southampton City Council**

**Re: 14 York Terrace, Henstead Road**

I write to ask you and your senior planning officer to take account of the following material considerations in the 'balanced report' which you are now preparing for the Planning panel's attention.

In referring to our 'immediate area' we mean the 40 metre circle from our front door.

- We are long term residents, having lived in our home since 1982.
- Our application for change of use is made for reasons of social and medical necessity and NOT from a motive of personal profit or commercial gain.
- **The 'character of the immediate area' can no longer be justifiably defined as residential.** The only three remaining residential dwellings within our 40 metre circle are occupied by '**small households**', as defined by the SPD. We have only three neighbours within our 40 metre circle., i.e. one single woman (No 1 Henstead Terrace) and one retired couple (22 Henstead Road). None of these three people object to the proposal.
- **The 'character of the immediate area' is now defined by its very large HMO student population and the immediately adjacent activities of the 'night time economy'.** We estimate that 71 students live in 17 houses within our 40 metre circle - that is a ratio of 71 students to 5 residents (93.5% students to 6.5% residents).
- **The immediate area includes Bedford Place at 30 metres and the Bedfords Public House with its late night music licence at 40 metres.**
- **The night time economy of Bedford Place has blighted the immediate area with severe and persistent noise and nuisance so that it is no longer a suitable environment for family living.**
- **This is the existing 'character of the immediate area' and is the reason that all families have long since abandoned the street. No family has purchased a property in the immediate area for more than 20 years and no children have lived in the immediate area for a generation.**
- Valuation Manager, Morris Dibben have already provided you with a statement confirming that our house has proved impossible to sell for a period of more than 5 months. I append this letter and a second letter from Morris Dibben which confirms that the property has been offered at an appropriate market valuation.