



Andrew Amery
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Southampton City Council
Southampton
SO14 7LS

Our Ref: S/236/ID
Your Ref: 09/01133/FUL
Email: iand@southernplanning.co.uk
Date: 04 January 2010
Status: Email

Dear Mr Amery,

1A-1H Janson Road Southampton

I refer to our telephone conversation regarding the provision of additional information in support of the application. I have now had time to read through the letters of objection received by the council in relation to the proposal.

A number of the issues raised relate to the management of the property in terms of rubbish, noise and disturbance and anti social behaviour. As you are aware a management regime has now been put in place to address these points. This was clarified in my letter to yourself dated 9 December 2009.

The other issues raised relate to: -

Parking

In terms of parking, none of the residents have cars and as the site is within a highly accessible area there is no need for on site parking. This was confirmed by the highway engineer comments on the previous application where no objection to the loss of the garages was raised.

Marketing

Marketing information to follow

The loss of family accommodation

Policy CS 16 relates to the retention of family housing and the mix of housing however the inspector who reported on the core strategy commented that it should be recognized that there is a: -

.... continuing and accepted need for a large proportion of new dwellings to be provided as flats for demographic reasons.

He also commented that a pragmatic approach should be taken in relation to sites in terms of the requirements of the policy.

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4.112 However, it must also make allowances for the fact that some sites may be inherently unsuitable for new family houses and that in other situations there may be overriding reasons why a net loss may have to be accepted, on balance, to be reasonable and practical.

In considering the application of the policy in relation to Jenson Road. Although permission was granted for 8 dwellings there are a number of reasons why they have proved to be unsuitable as family dwellings: -

1. The properties marketing was unsuccessful
2. They are not practical for a family because: -
 - a. Garden too small
 - b. on 3 floors

As such it has not been possible to either let or sell these houses to families as a result prior to the conversion all the houses have been in multiple occupation. The Council recognise in the Core Strategy that they have no control over the loss of dwellings to multiple occupancy.

5.2.13 Current legislation allows for six or fewer unrelated people living as a single household to share a house without needing planning permission. If the Town and Country Planning (Use Classes) Order 1987 remains unchanged with respect to this element the council will continue to be constrained as to the action it can take in relation to the loss of family homes through this route. It is also recognised that these types of accommodation are important as a source of housing for people with low incomes, those on benefit payments and those starting off in the economy as young professionals.

The first key point therefore is that there is no loss of family housing.

Housing Mix

In relation to the mix of housing it is considered that the implementation of the policy should relate to the area ie on a micro scale rather than a generic policy for the whole city. In addition it should be noted that there are very few one bed studios in the area. The provision of these units would provide a better mix in the area. Indeed a number of objectors have stated that that flats would be out of character as there are no others in the area.

In a recent appeal decision at the Royal Arms 14, Padwell Road (08/00641/ful) the inspector commented: -



23. Various criticisms from third parties have related to questioning the need for flats, and that such development will drive out families from within and near to the city centre. It appears to me that single bedroom flats contribute to the range of housing in the area and provide much needed accommodation. There is no evidence whatsoever to indicate that residents of family accommodation are driven out by the introduction of new flats. It is also considered by many that flats are out of character, but low rise flats are clearly a very appropriate building form in this area, such as Templar Court close to the appeal site, and fit in well with predominantly terraced and semi-detached housing.

It is considered therefore that the proposal would not be contrary to the 'mix requirements of policy CS16 of the Core Strategy.

The need for homeless accommodation

The Street Homelessness Prevention Team is a charitable service that helps homeless people in Southampton who not eligible to get council accommodation. This is a significant number of people and in 2009, 1400 people contacted the Street Homelessness Prevention Team.

Those people that require accommodation are passed onto other homeless organisations such as Two Saints who have access to accommodation. However To provide sufficient accommodation Two Saints and other organisations are increasingly relying on the private rented sector to provide accommodation. It should be noted that Two Saints are satisfied with the accommodation at Jansen Road.

Conclusion

In conclusion: -

- The current management regime implemented before Christmas for the premises has addressed many of the concerns raised about anti social behaviour and refuse storage
- There is no requirement for parking
- The current dwellings are not suitable as family dwellings
- The provision of the studios would provide an appropriate mix for this part of Shirley

Yours sincerely,

A handwritten signature in black ink, appearing to read "Ian Donohue".

Ian Donohue
Associate Planner

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Enclosure

Cc Mr P Loizou



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