

C4 HMO Monitoring (23/03/12 – 26/11/13)

Refusals	Address	Ward	Decision	Notes
12/00053/FUL	12 Carlton Road	Bargate	Panel Refusal	Contrary to 20% (40%) - Appeal DISMISSED
12/00777/FUL	93 Newcombe Road		Delegated Refusal	Contrary to 20% (50%) - Appeal DISMISSED
12/01859/FUL	56 Wilton Avenue		Delegated Refusal	Contrary to 20% (93% (27 out of 29))
13/01089/FUL	3 Jessie Terrace, Bernard Street		Delegated Refusal	Contrary to 20% (56%)
13/01256/FUL	8 Holt Road		Delegated Refusal	Contrary to 20% (41%)
12/00677/FUL	30 Glen Eyre Drive	Bassett	Panel Overturn - 9% from 0%	Out of character - Appeal DISMISSED . Not contrary to CS16.
12/00684/FUL	6 Denbigh Gardens		Panel Overturn - 10% from 0%	Out of character - Appeal DISMISSED . Contrary to CS16 as loss of family dwelling
12/00705/FUL	9 Pointout Close		Panel Overturn - 3% from 0%	Out of character. Appeal DISMISSED
12/01011/FUL	18 The Parkway		Panel Overturn - 9% from 0%	Poor living environment – Appeal DISMISSED
12/01345/FUL	3 Hurlingham Gardens		Delegated Refusal	Contrary to 10% (14%)
12/01435/FUL	7 Greenbank Crescent		Panel Overturn – 8.3% from 0%	C3 to 9 bed. Appeal DISMISSED
13/00207/FUL	38 The Parkway		Delegated Refusal	Contrary to 10% - Appeal in progress
13/00047/FUL	23 Bellevue Road		Bevois	Delegated Refusal
13/01306/FUL	23 Bellevue Road	Panel Refusal		Contrary to 20% and not exceptional circumstances as still 3 family homes (including site) left in 40m radius – Appeal in progress
12/00298/FUL	10 Landguard Road	Freemantle	Delegated Refusal	Contrary to 20% (60%)
12/01570/FUL	69 Suffolk Avenue		Delegated Refusal	Contrary to 20% (38%)
12/01570/FUL	69 Suffolk Avenue		Delegated Refusal	Contrary to 20% (38% (5 out of 13))
12/01916/FUL	135 Shirley Road		Delegated Refusal	Contrary to 20% (57% (4 out of 7))
13/00684/FUL	21 Darwin Road		Panel Overturn	Under 20% (15%)
13/01313/FUL	10 Richville Road	Millbrook	Delegated Refusal	Under 20% (10%). Harm to character and amenity
11/01874/FUL	14 Spring Crescent	Portswood	Panel Overturn	Prior to adoption of SPD (13.3.13). C3 into 2 x 5 bed C3/C4. Currently has capacity for occupancy of up to 8, and result in a total occupancy of at least 10 people. Appeal DISMISSED – Contrary to 10% (43%). The proposal would lead to the establishment of 2 HMOs on this site and thus further intensify such

Refusals	Address	Ward	Decision	Notes
				uses in this locality.
12/00080/FUL	53 Shaftesbury Avenue	Portswood	Delegated Refusal	Extend C3 and subdivide to 2 C3/C4. Contrary to 10%. Over-intensive use – Appeal DISMISSED
12/00189/FUL	8 Westridge Road		Delegated Refusal	Contrary to 10% (50%)
12/00346/FUL	2A University Road		Delegated Refusal	C4 to 7 bed - Parking
12/00839/FUL	59 Chamberlain Road		Delegated Refusal	Contrary to 10% (18%)
12/00989/FUL	57 Westridge Road		Delegated Refusal	2 flats to 8 bed. Contrary to 10% (47%)
12/01202/FUL	106 Tennyson Road		Panel Refusal	Contrary to 10% (85%) – Didn't meet exceptional circumstances as 3 dwellings left
12/01389/FUL	1 Blenheim Gardens		Delegated Refusal	8 bed C3 to 8 bed C4. Appeal DISMISSED prior to SPD. No changes to resubmission and refused, no % applied. Appeal in progress.
12/01449/FUL	13 Grosvenor Road		Enforcement Notice – breach C3 to 2 HMO 7 persons and 8 persons	Contrary to 10% (22%) - Appeal DISMISSED.
12/01585/FUL	21 Spring Crescent		Delegated Refusal	Contrary to 10% (60%)
12/01599/FUL	23 Woodside Road		Delegated Refusal	Contrary to 10% (no % given)
12/01723/FUL	5 Crofton Close		Delegated Refusal	Contrary to 10% (13%)
12/01929/FUL	1 Highfield Lane		Delegated Refusal	Contrary to 10% (28%)
13/00228/FUL	253 Portswood Road		Delegated Refusal	Other material issues
13/00980/FUL	4 Osborne Gardens		Delegated Refusal	Contrary to 10% (35%)
13/01026/FUL	21 Holyrood Road		Delegated Refusal	Contrary to 10% (61%)
13/01206/FUL	253 Portswood Road	Panel Overturn	Upper floors to 2x4 bed C4 flats. Poor Residential Environment – Appeal in progress	
13/01345/FUL	16 Harefield Road	Swaythling	Delegated Refusal	Contrary to 10% (32%)
12/00485/FUL	1 Mayfield Road		Delegated Refusal	Contrary to 10% (33%) - Appeal DISMISSED
13/00596/FUL	301 Woodmill Lane		Delegated Refusal	Contrary to 10%
13/00651/FUL	39 Bacon Close	Woolston	Panel Overturn	Under 20% (7%) - Appeal in progress

Does not include extensions to existing shared houses

Approvals	Address	Ward	Decision	Notes
12/00245/FUL	14 York Terrace, Henstead Road	Bargate	Panel Approval	C3 to 7 bed - 87% (13 out of 15) – Allowed under exceptional circumstances
13/00426/FUL	42 Wilton Avenue		Delegated Approval	C4 to 7 person
13/00623/FUL	26 - 27 Chapel Road		Delegated Approval	B1a to C4
13/01271/FUL	3 Harborough Road		Delegated Approval	Flip C3 and C4
13/01272/FUL	5 Harborough Road		Delegated Approval	Flip C3 and C4
13/00876/FUL	12 Dale Valley Road	Bassett	Delegated Approval	C3 to C4
13/01153/FUL	4 Hurlingham Gardens		Delegated Approval	Flip C3 and C4
12/00650/FUL	9 Gordon Avenue	Bevois	Delegated Approval	C3 to C4
13/00362/FUL	279 Northumberland Road		Delegated Approval	C3 to C4
13/01005/FUL	20 Blackberry Terrace		Delegated Approval	Flip C3 and C4
13/01021/FUL	17 Avenue Road		Delegated Approval	Flip C3 and C4
13/01022/FUL	15a Porstwood Road		Delegated Approval	Flip C3 and C4
13/01023/FUL	13 Gordon Avenue		Delegated Approval	Flip C3 and C4
13/01029/FUL	9 Gordon Avenue		Delegated Approval	Flip C3 and C4
13/01032/FUL	23 Avenue Road		Delegated Approval	Flip C3 and C4
13/01074/FUL	35A Portswood Road		Delegated Approval	Flip C3 and C4
13/01096/FUL	26 and 28 Livingstone Road		Delegated Approval	Flip C3 and C4
13/01111/FUL	20 Graham Road		Delegated Approval	Flip C3 and C4
13/01118/FUL	57 Lodge Road		Delegated Approval	Flip C3 and C4
13/01176/FUL	108A St Marys Road		Delegated Approval	Flip C3 and C4
13/01465/FUL	77 Livingstone Road		Delegated Approval	Flip C3 and C4
12/00900/FUL	18 Hawkeswood Road	Bitterne Park	Delegated Approval	C3 to C4
12/00009/FUL	41 Park Road	Freemantle	Delegated Approval	C3 to C4
12/00483/FUL	9 Hewitts Road		Delegated Approval	C3 to C4
12/00883/FUL	162 Millbrook Road East		Delegated Approval	A2 to C4
12/01228/FUL	88 Marshall Square		Delegated Approval	C3 to C4
12/01436/FUL	56 Waterloo Road		Delegated Approval	C3 to C4
12/01711/FUL	101 Hill Lane		Delegated Approval	C4 to 7 person
12/01092/FUL	2A University Road	Portswood	Panel Approval (C4-7 bed)	C3 to C4
12/01491/FUL	33 Highfield Road		Delegated Approval	Flip C3 and C4
12/01684/FUL	23 Blenheim Gardens		Delegated Approval	Flip C3 and C4

Approvals	Address	Ward	Decision	Notes
13/00233/FUL	21 Blenheim Gardens		Delegated Approval	Flip C3 and C4
13/00510/FUL	23 Woodside Road		Panel Approval	C3 to C4
13/00898/FUL	7 Woodside Road		Delegated Approval	Flip C3 and C4
13/00900/FUL	10 Somerset Road	Portswood	Delegated Approval	Flip C3 and C4
13/00901/FUL	17 Woodside Road		Delegated Approval	Flip C3 and C4
13/00902/FUL	53 Roselands Gardens		Delegated Approval	Flip C3 and C4
13/01024/FUL	20 Thackeray Road		Delegated Approval	Flip C3 and C4
13/01025/FUL	44 Northcote Road		Delegated Approval	Flip C3 and C4
13/01027/FUL	62 Tennyson Road		Delegated Approval	Flip C3 and C4
13/01028/FUL	12 Shakespeare Avenue		Delegated Approval	Flip C3 and C4
13/01030/FUL	39 Thackeray Road		Delegated Approval	Flip C3 and C4
13/01112/FUL	43 Woodside Road		Delegated Approval	Flip C3 and C4
13/01116/FUL	51 Woodside Road		Delegated Approval	Flip C3 and C4
13/01117/FUL	39 Woodside Road		Delegated Approval	Flip C3 and C4
13/01342/FUL	8 Grosvenor Gardens		Delegated Approval	Flip C3 and C4
13/01404/FUL	57 Roseland Gardens		Delegated Approval	Flip C3 and C4
13/01349/FUL	129 Osborne Road South		Delegated Approval	C4 to 7 person
12/00801/FUL	2 Anglesea Road		Shirley	Delegated Approval
12/00826/FUL	129 Laundry Road	Delegated Approval		C3 to C4
12/00817/FUL	46 Coxford Road	Delegated Approval		C3 to C4
13/00103/FUL	55 Shayer Road	Delegated Approval		Flip C3 and C4
13/01052/FUL	8 Jessamine Road	Delegated Approval		C3 to C4
13/01204/FUL	1 Colebrook Avenue	Panel Approval		C3 to C4
12/00589/FUL	82 Bursledon Road	Sholing	Delegated Approval	C3 to C4
13/01007/FUL	82 Bursledon Road		Delegated Approval	C3 to C4
12/00118/FUL	99 Mayfield Road	Swaythling	Delegated Approval	C3 to C4
12/00600/FUL	7 Bealing Close		Delegated Approval	C3 to C4
12/00600/FUL	7 Bealing Close		Delegated Approval	C3 to C4
12/00887/FUL	751 Portswood Road		Delegated Approval	C3 to C4
12/01890/FUL	15 Mead Crescent		Delegated Approval	C3 to C4
13/00899/FUL	48 Broadlands Road		Delegated Approval	Flip C3 and C4
12/01651/FUL	142 Portsmouth Road	Woolston	Delegated Approval	C3 to C4

Does not include extensions to existing shared houses
Total change of use to small HMO (class C4) = 25
Total change of use to large HMO (sui generis) = 4
Total flip C3 to C4 = 34

Appeals	Address	Ward	Decision	Description	Notes
12/00053/FUL	12 Carlton Road	Bargate	Panel Refusal	upper floors C3 to C4 maisonette flat	Appeal DISMISSED - Contrary to 20% (40%)
12/00777/FUL	93 Newcombe Road		Delegated Refusal	C3 to C4	Appeal DISMISSED - Contrary to 20% (50%)
12/00677/FUL	30 Glen Eyre Drive	Bassett	Panel Overturn - 9% from 0%	C3 to C4	Appeal DISMISSED – Not contrary to 10%. Harm to character due to poor refuse management and garden maintenance in an attractive and well maintained street as occupiers are transient and have less of interest in local community, and loss of amenity to local residents from scale and nature of comings and goings of 6 unrelated persons. Not contrary to CS16.
12/00684/FUL	6 Denbigh Gardens		Panel Overturn - 10% from 0%	C3 to C4	Appeal DISMISSED – Not contrary to 10%. Harm to character due to poor refuse management and garden maintenance in an attractive and well maintained street as occupiers are transient and have less of interest in local community, and loss of amenity to local residents from scale and nature of comings and goings of 6 unrelated persons. Contrary to CS16 as loss of family dwelling
12/00705/FUL	9 Pointout Close		Panel Overturn - 3% from 0%	C3 to C4	Appeal DISMISSED - Not contrary to 10%. Harm to character due to poor refuse management and garden maintenance in an attractive and well maintained street as occupiers are transient and have less of interest in local community, and loss of amenity to local residents from scale and nature of comings and goings of 6 unrelated persons.
12/01011/FUL	18 The Parkway		Panel Overturn - 9% from 0%	C3 to C4	Appeal DISMISSED – Not contrary to 10%. Out of character with family area and loss of amenity to local residents from comings

Appeals	Address	Ward	Decision	Description	Notes
					and goings of 6 unrelated persons. Contrary to CS16 as loss of family dwelling
12/01435/FUL	7 Greenbank Crescent	Bassett	Panel Overturn – 8.3% from 0%	C3 to 9 bed.	Appeal DISMISSED – Not contrary to 10%. Harm to character due to poor refuse management and garden maintenance in an attractive and well maintained street as occupiers are transient and have less of interest in local community, and loss of amenity to local residents from scale and nature of comings and goings of 6 unrelated persons. Parking not an issue.
13/00207/FUL	38 The Parkway		Delegated Refusal	C3 to C4	Appeal in progress - Contrary to 10%
13/01306/FUL	23 Bellevue Road	Bevois	Panel Refusal	Retrospective C3 to C4	Appeal in progress - Contrary to 20% and not exceptional circumstances as still 3 family homes (including site) left in 40m radius
11/01874/FUL	14 Spring Crescent		Panel Overturn	Prior to adoption of SPD (13.3.13). C3 into 2 x 5 bed C3/C4. Currently has capacity for occupancy of up to 8, and result in a total occupancy of at least 10 people.	Appeal DISMISSED – Contrary to 10% (43%). The proposal would lead to the establishment of 2 HMOs on this site and thus further intensify such uses in this locality.
12/00080/FUL	53 Shaftesbury Avenue	Portswood	Delegated Refusal	two storey rear extension to facilitate 1x5-bed and 1x4-bed semi-detached houses (mixed C3/C4)	Appeal DISMISSED - Contrary to 10%. Extend C3 and subdivide to 2 C3/C4. Over-intensive use
12/01389/FUL	1 Blenheim Gardens		Delegated Refusal	8 bed C3 to 8 bed HMO	Appeal DISMISSED - prior to SPD. No changes to resubmission and refused, no % applied.
12/01449/FUL	13 Grosvenor Road		Enforcement Notice	Breach C3 to 2 HMO 7 persons and 8 persons	Appeal DISMISSED - Contrary to 10% (22%)
12/01585/FUL	21 Spring Crescent		Delegated refusal	C3 to 7 Beds	Appeal DISMISSED – Contrary to 10% (53%). Adverse impact on balance and mix of households as exceeded threshold. Council provided no details of the location

Appeals	Address	Ward	Decision	Description	Notes
					of HMOs and therefore unable to determine the impact on the amenity of neighbouring occupiers. The neighbouring properties could be HMOs and therefore have no further impact.
12/01723/FUL	5 Crofton Close	Portswood	Delegated refusal	Retrospective 8 person HMO	Appeal in progress – Contrary to 10%
13/01206/FUL	253 Portswood Road		Panel Overturn	Upper floors to 2x4 bed C4 flats	Appeal in progress - Poor Residential Environment
12/00485/FUL	1 Mayfield Road	Swaythling	Delegated Refusal	C3 to C4	Appeal DISMISSED - Contrary to 10% (33%)
13/00651/FUL	39 Bacon Close	Woolston	Panel Overturn	C3 to C4	Appeal in progress - Under 20% (7%)

Summary of HMO applications between 23/3/12 (Article 4 and SPD begins) to present (26/11/13)

- Total applications for change of use to HMO = 70
- Total approved change of use to small HMO (class C4) = 25 (35%)
- Total approved change of use to large HMO (sui generis) = 4 (6%)
- Total refused change of use to HMO = 41 (59%)
- Total appeals dismissed change of use to HMO = 13 (100%)
- Total approved flip C3 to C4 = 34

HMO SPD Threshold %	Wards	Refusals	Approvals	Total applications*
10	Bassett	7	1	8
10	Portswood	17	3	20
10	Swaythling	3	5	8
20	Bargate	5	3	8
20	Bevois	2	2	4
20	Bitterne	0	0	0
20	Bitterne Park	0	1	1
20	Coxford	0	0	0
20	Freemantle	5	6	11
20	Harefield	0	0	0
20	Millbrook	1	0	1
20	Peartree	0	0	0
20	Redbridge	0	0	0
20	Shirley	0	5	5
20	Sholing	0	2	2
20	Woolston	1	1	2
	Total	41	29	70
	Total %	59	41	

*Excluding flip C3 and C4

Southampton breakdown of HMOs

District (wards)	Dwellings			HMOs	
	No.	% of the city total		No.	% of the city total
North (Bassett, Swaythling, Portswood)	13,500	17.9		1,800	25.7
West Coxford, Shirley, Millbrook, Redbridge)	17,200	22.8		400	5.7
Central (Bevois, Bargate, Freemantle)	17,100	22.7		4,100	58.6
North East (Bitterne, Harefield, Bitterne Park)	13,100	17.4		300	4.3
South East (Woolston, Sholing, Peartree)	14,500	19.2		400	5.7

Table of HMO distribution taken from Stock Condition Survey 2008