
PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 15 OCTOBER 2014

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

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

RESOLVED that the Minutes of the Meeting held on 16 September 2014 be approved and signed as a correct record.

22. **44 SIR GEORGES ROAD SO15 3AT 14/01282/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 dwelling house (C3) and extension approved under application 14/00933/FUL, to House of Multiple Occupation (C4).

Mr MacQueen (Freemantle Triangle Residents Association/objecting), Councillors Shields, Moulton and Parnell (Ward Councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

Additional Conditions

06 APPROVAL CONDITION - Number of occupiers

The number of occupiers at the property in connection with the change of use hereby permitted shall not exceed 5 persons.

REASON

In the interests of protecting the residential amenity of local residents from intensification of use and define the consent for avoidance of doubt.

07 APPROVAL CONDITION – Refuse Management Plan

Prior to first occupation of the dwelling as a C4 HMO a refuse management plan shall be submitted to and agreed in writing with the Local Planning Authority to ensure that all bins are stored at all times within the refuse store shown on the approved plans with the exception of purposes of collection on collection day.

REASON

In the interests of the visual amenities and character of the area.

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

1 Poor Living Environment

The proposed layout of the HMO and in particular the restricted outlook from side facing habitable room windows is not considered to provide a living environment suitable for

occupation as a HMO contrary to Policy SDP1 (i) of the City of Southampton Local Plan Review 2006 and Paragraph 2.2.1 of the Councils adopted Residential Design Guide SPD 2006.

2 Insufficient parking and increased highway congestion

The proposed development is considered to provide an inadequate amount of on-site parking to accommodate an HMO within an area of low accessibility, having regard to the existing take up of on-street parking within the narrow street. Taken with the likely amount of car ownership and traffic generated by the development, it is considered that any car parking overspill from the development would impact negatively on the amenities of those living within Sir Georges Road and surroundings and would lead to increased obstruction of the carriageway, footway and off road parking spaces. The development is thereby contrary to 'saved' policies SDP1 and SDP7 of the adopted City of Southampton Local Plan Review (March 2006) and Policies CS13 and CS19 of the adopted Local Development Framework Core Strategy (January 2010) as supported by the adopted Parking Standards SPD in that it would be harmful to the amenity of residents.