



Registered speaker – Highfield Residents' Association

Additional Objection Statement for SCC Planning Panel 25 January 2022

21/01363/FUL - 17A Brookvale Road Southampton SO17 1PW

Demolition of existing laundry building and provision of new two storey 3-bedroom dwelling including provision of a new access onto Brookvale Road and associated outbuilding, parking, storage and amenity space (Amendment to planning permission ref 20/01296/FUL) NB. Description updated to refer to outbuilding. Retention of alterations to dwelling permitted under planning permission 20/01296/FUL to include increased footprint, alteration to the fenestration and the provision of three bedrooms.

Highfield Residents' Association objects to this Updated Planning Amendment Application and regards this as overdevelopment for the restricted size of the plot. By increasing the footprint, without Planning Permission, a completely different house with 3 bedrooms and altered fenestration has been built to the dwelling granted Planning permission in December 2020.

The plot is essentially 'garden grabbing'. The applicant has a long history of refused, amended and eventually approved development for a two storey, 1 bed dwelling (**20/00581/FUL**). This approval had 15 conditions. HRA would like confirmation that these conditions have been met.

Since then, there has been complete disregard for the interests of a proper planning process.

By grabbing additional square meterage for an extended house, the size of the garden/amenity space has been further reduced by 14m², or almost 25%, presuming the house has been built where it was supposed to be built (Ref: Supporting Statement, Southern Planning Practice Ltd. p.7, 4.2).

In the current updated Application (Ref: 21/01363/FUL) permission is sought to build a cycle store at the end of the amenity space, thus significantly further reducing the garden space. The updated drawings show the cycle store, which is already partly constructed to roof joist level, to have glazed French doors with glazed side panels.

The house is now let and is furnished. In the letting particulars (Austin&Wyatt, October 2021) the proposed cycle store was described as a Summer House.

In conclusion, a 3-bedroom detached house has been built, without Planning Permission, on this sub-divided plot which was initially considered by SCC Planning Department to be too small for a 1-bed bungalow:

“the subdivision of the existing plot of 17a Brookvale Road will create in an overly cramped area with dwelling of shoehorned appearance”

and,

“In conclusion, the Council have qualified serious concerns about the suitability of this site for further residential development and the poor quality of place making with particular regard to the poor living conditions for existing and future occupiers. Although this windfall development may have the social and economic benefit of boosting housing supply, this benefit would be significantly outweighed by the harm identified above.”

(SCC previous Planning refusals).

The Panel is now being asked to consider whether the same small plot, reduced in size by an unauthorised dwelling with increased footprint and with its amenity space further reduced by the construction of a cycle store/summer house, is somehow appropriate and lawfully meets Planning Regulations. Highfield Residents Association objects.

Prof Roger Brown – HRA Chair

Barbara Claridge – HRA Secretary

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Appendix – Planning Application History

January 2020

1. **20/00037/FUL Determination of Application – Refused** (Paul Barton: Poor living conditions; Lack of Section 106)

July 2020

2. **20/00581/FUL Change of use to a 1-bedroom dwelling including replacement of flat roof with pitched roof and retention of existing fencing to boundary wall (Re- submission of 20/00037/FUL) – Refused** (Paul Barton: Poor Living Conditions, Lack of information to assess impact on road safety; Lack of Section 106)

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Nov 2020

1. **20/00581/FUL Demolition of existing laundry building and provision of new two storey 1 bedroom dwelling including provision of a new access onto Brookvale Road and associated parking, storage and amenity space revisions to LPA - Approved with 15 Conditions** (Paul Barton) 23 December 2020

September 2021

2. **20/01296/FUL Demolition of existing laundry building and provision of new two storey 3-bedroom dwelling including provision of a new access onto Brookvale Road and associated outbuilding, parking, storage and amenity space (Amendment to planning permission ref 20/01296/FUL) NB. Description updated to refer to outbuilding. Ref: No: 21/01363/FUL**

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