27 Highfield Crescent

SOUTHAMPTON

SO17 1SG

28 February 2018

Planning Department

Southampton City Council

Dear Mr Fanning

**Application 18/00197/FUL 8 Highfield Crescent**

I write, as a neighbour and as acting planning representative for Highfield Residents’ Association, to object to the above planning application.

The roofline of the proposed side extension protrudes beyond the roofline at the front of the property, is therefore visible from the street (despite the statement in the application), and is out of keeping with the long established rooflines in the street.

The design of the proposed roofline is itself objectionable, being flat roofed and thus out of harmony with the design of the rest of the house.

I believe it may be currently occupied by a family and that this is a householder application; however there is no clarity that I can find on the council website as to whether this property has existing permission as an HMO. If it does, then a license would be needed to take into account the larger number of occupants. My understanding is that this would be granted for an existing HMO subject to regulations; if it is not an HMO, then permission would be refused because of the number of HMOs in the area. Other residents believe it was an HMO in 2012. HMO SPD 4.1

In any case, whether an HMO or not, there would be capacity for 13 adult occupants. Such a massive extension of the house represents an unacceptable intensification of use. In the context of the rest of the street, this does not look like a family house. HMO SPD 4.2

Parking permission for 3 cars could be allowed within the residents’ parking zone, which is excessive for a street where the great majority of houses have no parking on the premises.

The drawings submitted to Planning are less than clear, as there are no existing and proposed outlines for comparison, but it looks from the proposed internal layout as though the rear extension does not replace an existing extension. If so, then I question whether the amenity space is sufficient for the increased numbers in the proposed development.

I request that this application be refused.

Yours sincerely

Jill Baston