

Planning application - BH2018/00319
Cllr Tracey Hill

Comment 1

I object to the application and request that if officer recommendation is to approve that the decision is made by committee.

Coldean is feeling the cumulative impact of HMO proliferation with multiple complaints of noise, antisocial behaviour, and refuse/recycling issues. There is considerable evidence linking these issues with HMO proliferation and it is not essential to demonstrate at each planning application that a particular property is the problem - it's the cumulative impact of many properties that causes the problem. Tenants tend to change every year so even an HMO that has not caused an issue in the past may well do in the future.

I'd like to ask officers to ensure that all HMOs which have previously been registered are included in the 10% threshold calculation, as well as all properties with three or more occupants which are zero rated for council tax.

It is absolutely essential that if this were to be approved, the number of occupants be limited by condition and permitted development rights suspended. There are numerous other examples, such as 81 Hawkhurst Road, where there was a planning application very similar to this. As soon as it was approved, the bulldozers moved in and the property was completely gutted inside and a full width loft conversion and rear extension done to remodel it for 9 rooms. This has been done with no permission in place and has generated considerable impact on neighbours and ill feeling. We don't want the same thing here again.

Comment 2

This is an addendum to my previous objection. Please note that there is also a planning application for HMO use at 15 Twyford Road. Please take that into consideration when doing the 10% threshold calculation. If approval is given, it should count towards the 10%. Thank you.

