

Cllr. Tracey Hill

BH2019/00478 - 10 Selham Close

27/02/2019:

Comment Reasons:

- Overdevelopment
- Residential Amenity

Comment: I object to this application and would like it to be referred to planning committee if the officer recommendation is to approve.

This house is a terraced house and its use as C4 HMO for up to 6 people will already impact on neighbours. Extending the property further will impact even more on immediate neighbours and should need permission. I have already had complaints as a ward councillor about works done on this property and the negative effects of this.

Permission has been granted for up to 6 people with the accommodation as it stands, as it's considered to be (just about) adequate for 6 people. Extension and loft conversion is likely to be to enable more occupants and would therefore be a change of use to sui generis HMO. Any works to enable a change of use should need permission as part of the planning application for change of use.

I have had complaints about similar properties in Coldean where a loft extension has been used to create three additional rooms and a single storey extension to accommodate more rooms on the ground floor. This is overdevelopment and should be subject to planning permission so it can be refused.

