

Cllr. Pete West & Cllr. Lizzie Deane

BH2019/01986 – 22 Crescent Road

1st October 2019:

I am writing, also on behalf of Cllr Deane, in support of concerns expressed by a great many residents regarding the planning application for change of use of 22 Crescent Road from family house to small HMO.

I note very good grounds for objection have been expressed and include:

Round Hill is a Conservation Area, and the proposal for a roof terrace in particular risks detracting from the character of the area.

St Peter's and North Laine Ward is covered by the HMO Article 4 direction limiting density of HMOs. The HMO density in Crescent is already approaching saturation and this HMO cannot therefore be permitted. I note it has been pointed out that not all existing HMOs in Crescent Road have been recognised on the map.

Questions have also been raised over the adequacy of provision for refuse storage, and impact on parking and traffic in the area.

I believe this proposal will adversely affect the Conservation Area; have a detrimental effect on property value; impact residential amenity by increasing noise; represent over development.

I note the concerns of Private Sector Housing about the safety of egress from the building.

I understand that the property is currently an unofficial HMO operating without planning permission, a situation that should before anything else be regularised.

The neighbouring property (24 Crescent Road) will be particularly adversely impacted as the proposal will sandwich their home between HMOs.

Round Hill has a lively community that organises through the activities of the Round Hill Society, which is working hard to develop community capacity, cohesion and neighbourliness. The further and over densification of student HMOs in the area will only detract from that good endeavour.

If objectors have not already asked for the proposal to be put to the planning committee for decision if you are minded to recommend grant, then as ward councillor may I make that request please.

Regards
Pete West

