

Cllr. Dan Yates
BH2020/03070 - 95 Heath Hill Avenue

17th November 2020:

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Reasons for objection:

The impact of this HMO on the surrounding residents, community and properties could be significant due to the nature and intensification of occupation on this site:

- Potential for noise and other environmental disturbance including waste management issues
- Inadequate provision of parking and consequential impact to on street parking.
- Impact on community resources such as schools and health facilities due to the loss of family accommodation

I would ask that officers check the current and previously held licensing registers to check their impact on the 10% rule is properly taken into consideration.

Specifically I note that the decision APP/Q1445/W/20/3249592 (95 Heath Hill Avenue, Brighton BN2 4FH) identified that:

- 1) in a change of use from small hmo to hmo application that the existing small hmo counted towards the 10% as contained within council policy.
- 2) "the significant amount of opposition to the proposal from local residents and their representatives who perceive that the concentration of HMOs in the area is having a harmful effect on the mix and balance of the community. Such an effect includes increased antisocial behaviour such as noise and litter, and more indirect changes such as a reduction in demand for family orientated local services and a loss of pride in the neighbourhood. While there is no evidence to suggest that such antisocial behaviour relates specifically to the appeal premises, it is apparent that there is a perception that a tipping point has been reached with regards to the concentration of HMOs in this part of the neighbourhood. " This finding contributed to the refusal of the appeal on the grounds that "the proposed development conflicts with Policy CP21 of the Brighton & Hove City Plan Part One 2106 by changing the mix and balance of the community in the area, with a consequent harm to community cohesion."

Should the recommendation be to approve I would like this application to come to committee please

