

Comments for Planning Application APP/25/00096

Application Summary

Application Number: APP/25/00096

Address: 81 London Road, Waterlooville, PO7 7ER

Proposal: Change of use from Bank class use E to 13no. bedroom HMO with part retention of Class E at ground floor. Proposed additional storey and rear extension.

Case Officer: Jennie Fox

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally lodge an objection to the proposed planning application for development. My objections are based on the following grounds, which I believe will have a detrimental impact on the surrounding area and its residents:

1. Loss of Privacy due to Overlooking:

The proposed development, due to adding an additional floor, will result in a significant loss of privacy for neighbouring property. The development will allow for direct overlooking into our properties which is a significant infringement on our right to privacy and peaceful enjoyment of our property.

2. Insufficient Parking Provision:

The application's proposed parking provision is inadequate for the number of rooms included in the development. This will inevitably lead to an increase in on-street parking in an area already suffering from parking congestion. The lack of sufficient off-street parking will cause inconvenience to existing residents, obstruct access, and create a hazard for both pedestrians and vehicles. This is contrary to the council's parking standards, which aim to ensure adequate and safe parking facilities for all residents.

3. Non-Compliance with Amenity Standards:

The proposed development fails to meet the council's amenity standards, specifically regarding the location of the kitchen in relation to the second-floor rooms. The kitchen being located more than one floor away from the second-floor rooms is contrary to the council's guidance, which states "No kitchen facility should be more than one floor distant from the users of that facility. This will not apply if a communal living space or dining space is available on the same floor, or is not

more than one floor away from the kitchen." - ref: GUIDANCE ON STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION (HMOS)

This design will lead to significant inconvenience for future residents, particularly in terms of accessibility and usability of the living space. It will negatively impact the quality of life for the occupants and does not represent good design practice.

4. Lack of Information on Occupant Type:

The application fails to specify the intended type of occupants for this development. There is no indication whether this is intended for sheltered housing, professional accommodation, or student housing. This lack of clarity makes it impossible to fully assess the potential impact of the development on the surrounding community. Different types of occupancy have varying implications for traffic flow, noise levels, and overall demand on local services. The application should provide this crucial information to allow for a proper evaluation of the development's suitability.

5. Lack of Information on Maximum Occupancy: The application does not specify the maximum number of occupants for the proposed development. It is unclear if the rooms are intended for single or dual occupancy, which has significant implications for the overall number of residents. This is a concern, as increased occupancy will further strain parking provision, local services, and infrastructure. It is essential to clarify this matter, as rooms could be licensed for dual occupancy.

I urge the planning authority to carefully consider these objections and refuse the application on the grounds stated above. The proposed development, in its current form, will have a detrimental impact on the privacy of neighbouring residents, exacerbate parking problems, fail to provide an acceptable standard of living for future occupants, and lacks crucial information regarding occupant type and maximum occupancy.