



26th May 2023

[REDACTED]

Dear Madam

Application APP/23/00352

Further to visits from a planning representative to the property "Pastoral" in December 2022 and her decision that it is a residential address – We dispute this on the following grounds:

The owner is not resident there.

The property is used for their staff to recover from their shift work, coming and going at all times of the day and night. The owner has admitted his staff are resident to your representative at the time of her visit.

The staff members are not related to the owners of the property. Remuneration for staff where accommodation is provided is usually taken at source from the client.

The property is advertised as a place of residential respite; see enclosed paperwork supplied to HBC on numerous occasions.

There are multiple bedrooms at the address now. When the bungalow was sold to the current owner, it was a four bed property. With the application of the addition of the unit to the rear west side of the bungalow as another bedroom and the unit in the garden one can assume more staff will be catered for.

We believe the property is a business HMO that is being severely overdeveloped for the sole purpose of packing in more staff.

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