[redacted]

12/12/2025

Re: Planning Application – Change of Use to HMO (Widley), Objection
Application reference: APP/25/00979
Address of the premises: 7 and 9 London Road PO7 5AT from Bed and Breakfast and Residential Dwelling into HMO

Dear Havant Borough Council planning department,

I am writing to object to the proposed planning application to convert the existing private dwelling and former B&B on London Road into a House in Multiple Occupation. I am doing so with a heavy heart, because Widley is a community I care deeply about. My concerns are not about individuals who may live in the property, but about the impact that this development will have on the area, on road safety, and on the wellbeing of the families who already live here.

Hillside Avenue is already struggling with significant parking pressures. Many of the homes have recently been bought by younger families with two working parents, meaning two cars, often alongside a work van. Many residents in the surrounding roads are also professionals who rely on vans for their livelihoods. As a result, most of the available parking is already taken throughout the day and night. Adding an HMO with only four allocated parking spaces will place a strain on an area that simply does not have the capacity to absorb any additional vehicles. In my professional experience working in social care, HMOs usually require regular visits from social workers, carers, council maintenance teams, and other support professionals, all of whom also need somewhere to park. This will only intensify existing issues.

[redacted] I have seen [redacted] the additional challenges that can arise—not because of the residents themselves, but because of the increased footfall, waste, and external activity these properties often generate. When the old B&B was occupied long term, [redacted] frequently experienced issues such as rubbish, drug paraphernalia, alcohol cans and bottles left outside, mattresses left on the ground, and people congregating to smoke. There were also frequent ambulance and police callouts, [redacted] I am not making any assumptions about future tenants; [redacted]

There is also already a children's home directly next door to the proposed HMO site. Staff working there, understandably, park in the surrounding residential roads because the home and the proposed HMO both sit on the busy London Road where no parking is available. This parking overflow currently affects Hillside Avenue, The Dale, and The Brow. The cumulative impact of another high-intensity residential service in the same location will push these roads beyond capacity and displace residents even further from their own homes. This

cumulative impact is directly relevant to planning policy, as it affects the character of the area, public amenity, and the sustainable use of land.

Widley is a quiet, close-knit community where many residents have invested their life savings into their homes. [redacted] I do not want to see the area slowly deteriorate [redacted]

My concerns also relate to highway safety, which I understand is a legitimate and material planning consideration. The visibility when entering or leaving Hillside Avenue is already poor, and cars often line the road on both sides. With a dead end at one side of the Avenue, vehicles must loop around to exit, causing congestion even at quieter times. Increasing traffic from a high-occupancy property will heighten the risks not only for drivers but also for pedestrians. [redacted] the limited visibility created by parked cars. Introducing a property with regular comings and goings, deliveries, support services, staff visits, and additional residents only increases the likelihood of an accident. The safety of local children must be considered as part of the public interest test that planning decisions are required to meet.

One household [redacted] has a [redacted] child who relies on a specialist transport van with a large wheelchair lift. The road is frequently temporarily obstructed while [redacted] is safely loaded into the vehicle. Adding more traffic and parked cars will make this process significantly harder [redacted] It also raises serious concerns about emergency vehicle access. If an ambulance or fire engine needed to reach the HMO at a busy time, congestion at this pinch point could delay life-saving assistance.

I am also worried about the scale and nature of the building works proposed. With the size of the plans and proposed internal changes, the construction period will cause noise, disruption, and reduced access for months. For a small residential street already under strain, this will have a sizeable impact on residents' day-to-day lives, and it does not appear that those most affected have been adequately consulted. This lack of consultation has left many of us feeling overlooked and powerless in decisions [redacted]. Several neighbours have already put their houses up for sale, which speaks volumes about how strongly people feel.

I would also like to raise concern about the description of the property as "family accommodation." With ten rooms designed for two people and a further four 1-bedroom apartments, this does not resemble anything close to typical family housing. It appears far more suited to single adults or high-turnover occupancy. [redacted] I cannot see how this design will meet the needs of families in any meaningful way. Furthermore, when the application refers to "local" allocations, I am aware, [redacted] that "local" can be defined quite broadly. With the planned merging of Havant with neighbouring councils in 2027, "local" could soon cover residents from Portsmouth, Gosport, Fareham, and beyond. This is not a

criticism of those communities; it is simply a recognition that the assurances being given do not match the likely future reality.

My sincere fear is that this development will gradually erode the quiet, safe nature of Widley and turn it into just another overstretched area struggling with noise, parking, congestion, and declining community cohesion. This would be a significant loss, not only for residents but also for the character and identity of the borough.

In line with Havant Borough Council's planning framework, I believe this proposal fails on several material grounds: it represents an over-intensification of the site; it would cause demonstrable harm to residential amenity; it would place significant strain on already inadequate parking; it would create unacceptable highway safety risks; and it would exacerbate cumulative pressures from existing services in the immediate area. These issues directly relate to the sustainable and responsible use of land in the public interest, which the council has a duty to uphold.

For all these reasons, I respectfully and strongly request that this application is rejected.

Thank you for taking the time to consider my concerns.