

Application No: APP/26/00201

Site Address: 1 Hinton Close, Havant, PO9 4BL

Proposal: 8-person / 8-bedroom HMO including 2-storey side extension and single-storey rear extension

Dear Havant Borough Council,

I wish to formally object to the proposed change of use of the above property from a C3 dwelling to an 8-bedroom Sui Generis HMO together with the associated two-storey side extension and single-storey rear extension.

Having reviewed the submitted plans and existing conditions at the property, I have serious concerns regarding the scale and intensity of the proposed development and the resulting impact on neighbouring residential amenity and the surrounding area.

My principal concerns include:

- Boundary and demolition concerns [REDACTED]
- Potential health and safety risks associated with [REDACTED]
- Existing refuse and waste management concerns
- Increased parking pressure within surrounding roads
- Concerns regarding existing property management
- Over-intensive development unsuitable for the site
- Increased noise, outdoor activity and disturbance
- Overdevelopment and impact on neighbouring amenity
- Inaccuracies within the submitted application
- Lack of adequate internal communal space
- Practical construction impacts due to the constrained nature of the site

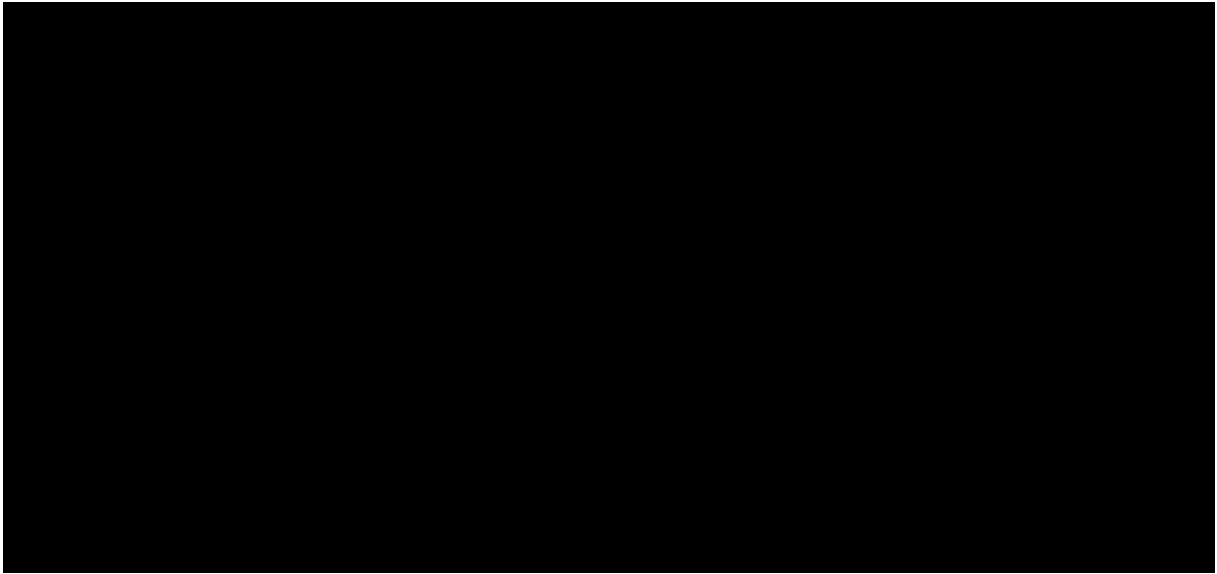
In my view, the proposal represents an over-intensive and poorly constrained form of development that would have a significant adverse effect on neighbouring occupiers and the surrounding residential environment.

Demolition Works [REDACTED]

Firstly, I wish to raise a serious concern regarding the proposed demolition works [REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

I also request that consideration is given to the implications of the Party Wall etc. Act 1996

[REDACTED]

At present, no information appears to have been provided within the application regarding how these works would be safely undertaken or how neighbouring structures containing asbestos materials would be protected during demolition and construction, or how the structural stability of the remaining adjoining shed would be maintained.

I respectfully request that these issues are fully considered before any determination is made.

Existing Refuse and Waste Management Problems

I am also concerned that the proposed refuse storage arrangements appear inadequate for an 8-person HMO.

The submitted plans indicate only a limited increase in bin provision despite the significant increase in occupancy proposed. Existing refuse management at the property already appears problematic, with large quantities of rubbish bags frequently accumulating within the rear garden area for prolonged periods.

This has resulted in concerns regarding cleanliness, odour and vermin. Given the proposed intensification of the property, I am concerned that the development would further exacerbate these existing issues and adversely affect neighbouring residential amenity.



I respectfully request that the Council carefully assess whether the proposed refuse and waste storage arrangements are genuinely sufficient for the scale of occupation proposed.

Parking Pressure and Highway Impact

I am also concerned that the proposed intensification of the property to an 8-person HMO is likely to result in increased parking pressure within the surrounding residential area.

The proposal would significantly increase the number of occupants associated with the property, which is likely to lead to additional vehicle ownership, visitor parking, delivery activity and general vehicle movements. Given the existing residential nature of the area and the constrained relationship between neighbouring properties, I am concerned that the proposal would place additional strain on already limited on-street parking availability.

Examples of Hinton Close and Bransgore Avenue on a typical weekday evening below:



Increased parking demand associated with the development has the potential to negatively affect neighbouring residents and further intensify the overall impact of the proposal on residential amenity and the character of the area.

Concerns Regarding Existing Property Management and Intensification of Existing Issues

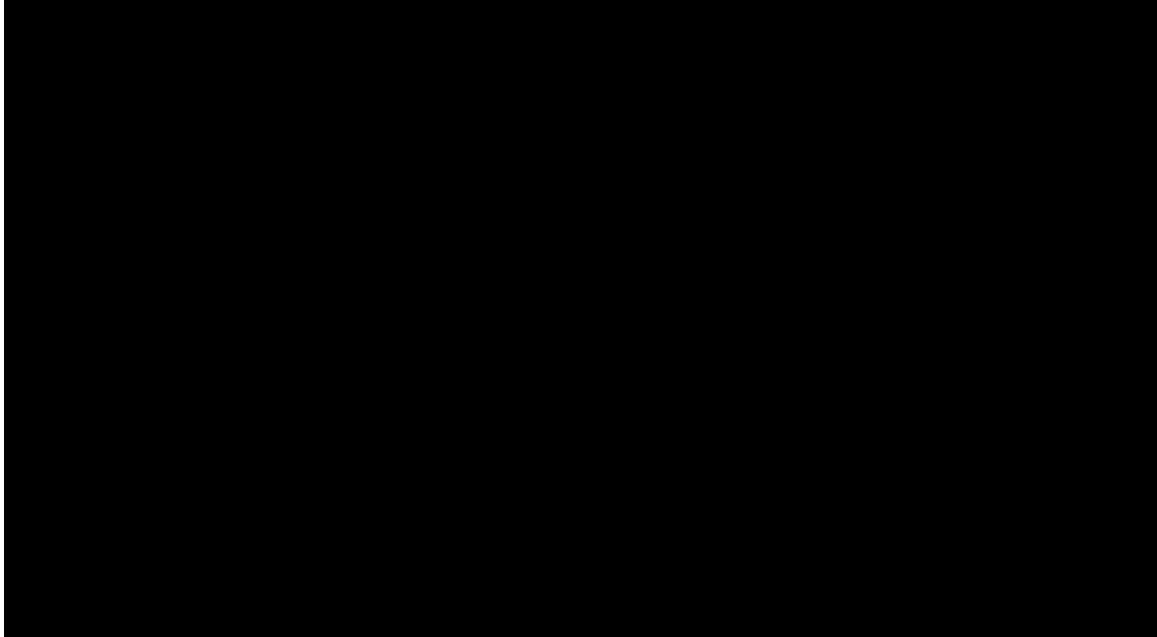
The property already appears to accommodate multiple non-related occupants, and existing management issues affecting neighbouring amenity are already evident. There have been ongoing concerns relating to outdoor congregation, noise and refuse accumulation associated with the current use of the property.

There have also been ongoing issues relating to the maintenance of vegetation and trees within the property, including overgrown and poorly maintained trees which have caused damage to neighbouring structures and boundaries. These concerns further contribute to a lack of confidence regarding the long-term management of a significantly intensified HMO use on the site.

Damage has previously been caused [REDACTED] by poorly maintained vegetation originating from the site and [REDACTED]

[REDACTED]

[REDACTED]



Given the existing unresolved management issues and the absence of action following [REDACTED] I have significant concerns regarding the management and oversight of demolition and construction works associated with the proposed development, particularly given the close proximity to [REDACTED]
[REDACTED]

Given these existing issues, I am extremely concerned that formal intensification to an 8-person HMO would significantly worsen the current situation and increase the impact on neighbouring occupiers.

These concerns are particularly significant given the close physical relationship between the property and neighbouring family homes and gardens.

Over-Intensification of the Site and Impact on Residential Amenity

The proposal seeks to intensify the occupation of the property to an 8-person HMO within an established residential area primarily characterised by family homes. This represents a substantial increase in the intensity of use compared with the existing dwelling.

I am concerned that the scale of occupation proposed would result in increased noise, activity, comings and goings, deliveries, refuse generation and general disturbance that would be harmful to neighbouring residential amenity. Given the constrained nature of the site and its close relationship with neighbouring homes and gardens, the proposal appears to represent an overdevelopment of the plot.

The proposed side extension would also significantly reduce the existing openness and spacing between neighbouring properties and boundaries, contributing to an overbearing and cramped form of development.

Inaccurate Information Within the Submitted Application Regarding Trees

The application documentation states that there are no trees affected within the proposed development area. However, there are currently multiple trees located on the property which appear likely to be affected or removed as part of the proposed development works.

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Planning Portal Reference: PP-14808867

I request that the Council verify the accuracy of the submitted information before determining the application, including any impact on neighbouring boundaries, structures and land resulting from tree removal or associated construction works.

The removal or disturbance of these trees also has the potential to directly affect

[REDACTED] and is located close to existing drainage infrastructure, [REDACTED]

Given the proximity of these trees to neighbouring structures and land, I am concerned that insufficient consideration has been given to the potential impacts associated with their removal, root systems and associated construction works.

The accuracy and completeness of the submitted information is particularly important given the constrained nature of the site and the close proximity to neighbouring properties.

Lack of Adequate Internal Communal Space Resulting in Increased External Disturbance

The proposed plans appear to provide extremely limited internal communal living space for the number of proposed occupants, aside from a relatively small shared kitchen area.

Based on existing conditions at the property, there is already regular congregation and prolonged activity occurring around the rear entrance and garden area, including conversations late into the evening. The rear area already appears to function as the primary communal gathering space associated with the property.

Given the proposed increase to an 8-occupant HMO, I am concerned that the lack of adequate indoor communal space will inevitably result in increased reliance on the external rear area for socialising, smoking and gathering.

The proposed rear access appears to be positioned [REDACTED]

[REDACTED] I believe this would result in a significant increase in noise and disturbance adversely affecting neighbouring residential amenity and quiet enjoyment [REDACTED]

Practical Constraints of Construction and Impact on Neighbouring Family Garden

I am also concerned about the practical implications of undertaking demolition and construction works [REDACTED]

[REDACTED] the proposed works appear to involve substantial demolition and construction activity [REDACTED]

Given the constrained nature of the site, I am concerned about the potential for dust, debris, construction materials and disturbance to affect [REDACTED]

during the course of the works, particularly in light of the concerns already raised regarding



I am also concerned about the likely impact of construction traffic, contractor vehicles and material deliveries on surrounding residential roads and parking availability during the construction period. Parking within the area is already limited, and many neighbouring residents have expressed concern that large-scale construction activity associated with this proposal would place additional strain on surrounding streets and further inconvenience local residents.

I request that these practical impacts and the suitability of the site for this scale of development are carefully considered.

Summary

In summary, I believe the proposed development represents an over-intensive and poorly constrained form of development that would have a harmful impact on neighbouring residential amenity through increased noise, outdoor activity, parking pressure, refuse generation, disturbance and practical boundary impacts. It conflicts with Havant Borough Council's planning policies, including:

- Residential amenity
- Character of the area
- Overdevelopment
- Parking pressure
- Privacy and overlooking
- Inadequate amenity space

Following discussions with neighbouring residents over recent days, it is clear that there is significant local concern regarding this proposal and its potential impact on the surrounding residential area.

A number of nearby residents have already submitted comments or objections to the Council, with others currently preparing responses following review of the application documents.

I respectfully request that Havant Borough Council carefully considers the cumulative effect of these concerns before determining the application.

Many thanks,

