

Dear Planning Team and Ward Councillors,

Please find attached my formal objection to planning application **APP/26/00065 – 1 Ferndale, Waterloo, PO7 7NZ**.

I am the owner and occupier of [REDACTED] which [REDACTED]

Having now reviewed the applicant's Proposed Floor Plans, Proposed Site Plan, Occupancy Calculation Statement, Design & Access Statement and current occupancy information in detail, I have serious concerns regarding the potential impact of this proposed large nine-bedroom HMO on neighbouring residential amenity.

These concerns are set out fully in my attached objection and include the material change from four self-contained households to nine independently occupied rooms, the proposed 53.41 m² communal kitchen/living/dining area, the residents' gym, parking and vehicle movements, noise and disturbance and, importantly, the applicant's stated intention for residents to use the extensive rear garden for **relaxation and social activity** immediately adjoining established residential gardens.

I am particularly concerned that [REDACTED] **has received no neighbour notification letter or other written notification of this planning application**, despite [REDACTED]

Had I not become aware of the proposal by other means, it is entirely possible that I would have had no opportunity to review the application documents and make representations before a decision was taken.

I therefore request written confirmation as a matter of urgency as to:

- whether [REDACTED] was included on the neighbour consultation list;
- if so, when and by what method notification was issued; and
- if not, why an adjoining residential property was not notified.

I also formally request that the case officer [REDACTED] **before any decision is made**. I am happy to provide access so that the relationship between our rear garden and the proposed HMO's communal external amenity space can be properly understood.

To my Waterloo ward councillors, I would respectfully but strongly ask each of you to review the attached objection and consider making a formal written request for **APP/26/00065 to be determined by the Planning Committee rather than under delegated officer powers**.

Given the scale and nature of this proposal, its relationship with neighbouring residential properties, the proposed communal social use of the extensive gardens and

the concerns raised regarding notification and residential amenity, I believe this application warrants public scrutiny by elected members at Planning Committee.

I would be grateful if one or more of my ward councillors could confirm whether you are prepared to make that referral request.

I would also ask the Planning Department not to determine this application under delegated powers until:

the neighbour notification issue has been investigated; my objection has been considered in full; the case officer has had the opportunity to view the relationship from [REDACTED] the residential amenity implications of the communal garden, large communal living area and gym have been properly assessed; and the ward councillors have had a reasonable opportunity to consider whether to request Planning Committee determination.

I appreciate that the Council must determine the application on its planning merits. My request is simply that an application of this nature, which directly [REDACTED] [REDACTED] receives the level of scrutiny that those impacts warrant.

Please confirm receipt of this email and attachment and confirm that my full objection has been placed on the planning file for **APP/26/00065**.

I would appreciate an early response given the current stage of the application.

Kind regards,

[REDACTED]

[REDACTED]