

## **Objection to Planning Application AAP/26/00065 – 1 Ferndale**

Dear Sir/Madam,

I wish to formally object to planning application **AAP/26/00065 relating to 1 Ferndale**.

My concerns are primarily regarding the proposed change from a property originally comprising **four self-contained two-bedroom flats** to a **nine-bedroom House in Multiple Occupation (HMO)**.

I would ask the Council to carefully consider the following concerns:

### **1. Parking and highway safety**

The proposed nine-bedroom HMO could result in a significant increase in the number of vehicles associated with the property, potentially including cars belonging to residents as well as visitors.

There are currently **no dedicated parking facilities** to accommodate the number of vehicles that could reasonably be expected from a nine-bedroom property. Cars already regularly park on both sides of Ferndale, and additional parking demand could make the existing situation considerably worse.

The property is also situated directly on a **corner**, where parked vehicles and increased traffic could reduce visibility for drivers turning into Ferndale. This raises concerns about highway safety, particularly for vehicles attempting to enter or leave the road and for existing residents and pedestrians.

### **2. Impact on the surrounding residential area**

The proposed increase in occupancy represents a significant change from the property's previous use. I am concerned about the potential impact of such an intensive level of occupation on the character and residential amenity of Ferndale and the surrounding residents.

The Council should consider whether the scale of the proposed HMO is appropriate for this location and whether the existing infrastructure and road network can reasonably accommodate the additional demand.

### **3. Drainage and infrastructure**

I would also ask the Council to establish whether the existing **drainage and sewerage facilities** are adequate for a nine-bedroom HMO, particularly given the significant increase in occupancy compared with the property's previous configuration.

I would request that appropriate evidence or assessments are provided to demonstrate that the existing drainage infrastructure can cope with the proposed use without adversely affecting neighbouring properties or the local drainage system.

#### **4. Consideration of local residents**

I respectfully ask the Council to give full consideration to the concerns of local residents when determining this application, particularly in relation to parking, highway safety, residential amenity and the capacity of existing infrastructure.

For these reasons, I ask the Council to **carefully reconsider the proposed application and assess whether the proposed nine-bedroom HMO is suitable for this location.**

Yours faithfully,

