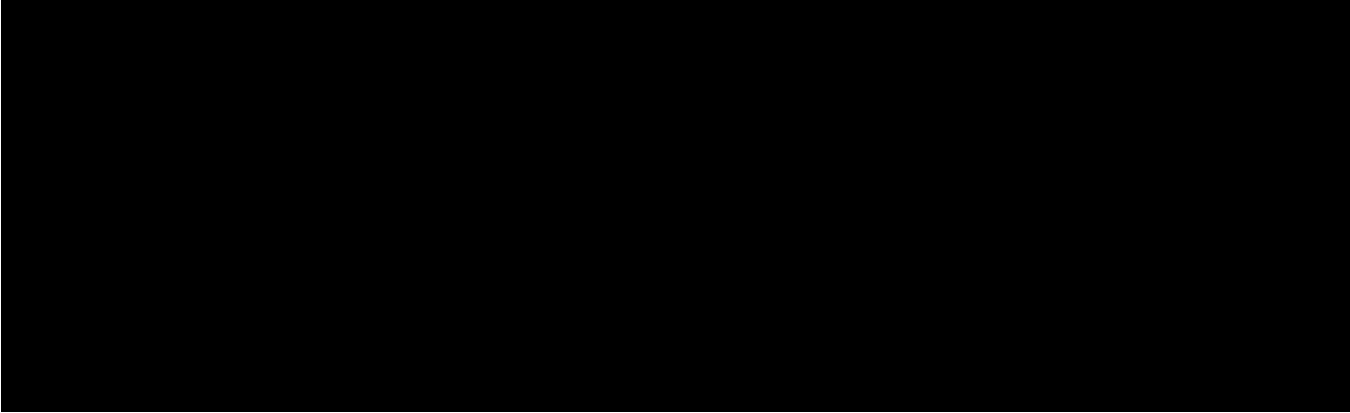




Dear Planning Officer,

Re: APP/26/00065 – 1 Ferndale, Waterloooville

I wish to register my formal objection to the proposed conversion of four self-contained two-bedroom flats into a nine-room House in Multiple Occupation (HMO). I attempted to comment through the planning portal but the option is no longer available. If the application remains undetermined, please accept this representation and confirm that it will be considered before a decision.

My objection concerns the planning impacts of the proposed use, not the identity or circumstances of prospective occupants.

1. Intensity of use and residential amenity

Replacing four self-contained flats with nine individually occupied rooms may materially change the frequency of comings and goings, deliveries, visitors, use of shared facilities and noise. The applicant should demonstrate, using the maximum proposed occupancy and details of communal facilities, that neighbouring residents will not experience unacceptable disturbance. The National Planning Policy Framework (NPPF) calls for a high standard of amenity for existing and future users.

2. Highway safety and parking

Given the property's location near Hulbert Road, the council should closely assess parking provision, access, vehicle movements, visibility and any overspill parking in nearby residential streets. Please assess the scheme against the council's adopted parking guidance and relevant NPPF transport and highway-safety provisions, including the highway consultee's latest comments.

3. Refuse and recycling

Nine separate rooms may require materially different refuse capacity and management from four flats. Please require clear evidence of adequate bin storage, collection access, recycling provision and ongoing maintenance, without obstructing access or harming neighbouring amenity.

4. Character, housing mix and community cohesion

Ferndale is an established residential neighbourhood in which families and other settled households should be able to enjoy their homes peacefully. The loss of four

self-contained two-bedroom homes, potentially suitable for longer-term households, warrants careful consideration alongside local housing needs and the mix of accommodation available. I recognise that HMOs provide legitimate housing and that their residents should not be assumed to be transient. Nevertheless, the management arrangements, likely occupancy patterns and suitability of this particular scheme should be properly assessed for their land-use impacts.

5. Cumulative impact

I am concerned about the potential cumulative effect of similar intensification on parking, refuse provision, neighbourhood character and amenity. I recognise that approval would not establish a binding precedent and that each application must be decided on its merits. Please nevertheless consider any evidence of relevant nearby HMO concentration or cumulative impacts.

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, the decision should accord with the development plan unless material considerations indicate otherwise. Please assess the proposal against the adopted Havant Borough Local Plan, applicable supplementary planning guidance and the NPPF.

For these reasons, I request refusal unless the applicant has demonstrated that the proposed use would avoid unacceptable impacts on highway safety, residential amenity, refuse arrangements and the character of the surrounding area. Please ensure that these matters are addressed explicitly in the officer's report.

Please acknowledge receipt, confirm that my objection has been added to the application file, and advise whether any further consultation is planned. If you require my postal address to validate this representation, please let me know.

Yours faithfully,

