

**Mrs Helena Mair 290 West Parade Lincoln Lincolnshire LN1
1NB (Objects)**

Comment submitted date: Wed 03 Feb 2021

I object to the creation of more HMOs in the West End - an area where there already far too many. Under Lincoln's Article 4 on HMOs the planning officers should carry out an assessment based on whether there is more than 10% concentration of HMOs within a 100m distance of the site. If the concentration is above that the application should be rejected. I would be very surprised if there were not more than 10% so I expect that this application will be rejected

Mr Paul Headland 6 Bedford Street Lincoln LN11NA (Objects)

Comment submitted date: Wed 27 Jan 2021

Article 4 was adopted by the city council in order to prevent family homes being converted into HMO's and the loss of community which this causes.

This conversion application from flats to HMO causes the same problem and will cause in all likelihood cause the same issues that many other student HMO's cause, things such as:

Late night noise nuisance.

Untidy bins and rubbish.

Lack of garden maintenance/removal of trees.

Further parking problems in the area.

It also severely effects the character of the building and makes conversion back to a family home difficult and cost prohibitive.

In in short i propose that this application should be rejected.

**Mrs Jayne Arnold 1 Tennyson street Lincoln Lincolnshire LN1
1LZ (Objects)**

Comment submitted date: Sun 17 Jan 2021

The granting of this application would directly contravene Article 4, which applies to the West End in its entirety, of which The Avenue forms the eastern boundary. Our historic area is already saturated with properties that accommodate students, and we can see no reason to have any more. The three floors of this property are perfectly suited to being three self-contained flats that could house people starting on the property ladder or young families. We are seeking to maintain the balance of our area, in order to maintain its strong cohesive community.

The location of this property is across the road from a care home. We doubt very much that its elderly residents would appreciate being woken in the small hours by the noise which almost inevitably accompanies HMOs.

It is indicative of the ruthless and presumptive manner in which homes in our area are treated, that there are already advertising boards outside this property advertising student lets available in the building, before planning permission has been decided. Incidentally these boards also contravene Direction 7, which prohibits 'To Let' boards in our area as well.

WEST END RESIDENTS ASSOCIATION.

Miss Sarah Jenkins 15 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)

Comment submitted date: Wed 13 Jan 2021

I wish to object to this application.

The property formally a residential house sits opposite a care home and close by other residential properties, including a property recently converted back into a residential family home. I feel it is highly inappropriate to allow a HMO opposite a care home where residents will not wish to be disturbed all hours of the day and night by students living in a HMO.

Affordable accommodation (flats) for professional people is required in the city as well as larger family accommodation. To agree a HMO would go against Article 4 and I find it offensive that the owner of the property is already advertising for students to occupy the property before planning is agreed and in an area (or across the road from) where to let signage is prohibited (Regulation 7).

Councillor Lucinda Preston

Comment Date: Thu 04 Feb 2021

I would like to make the following objection to the above planning application on behalf of residents. I am aware of the anxiety this application is causing people in the locality. The change of use of the property from a C3 to a C4 category would not be appropriate for the area and is in contravention of Article 4.

Post-pandemic, this change of use would result not only in more people living in this property but in greater noise and disruption. Every additional HMO adds to noise and disruption in the area. Although the property has some limited parking, it would of course add pressure on parking spaces in the locality due to the inevitable increase in visitors to the property.

There is plenty of other multiple occupancy accommodation elsewhere in the ward as well as across the city and this change is unnecessary and damaging to the community. It is also a very 'back door' way of a developer creating a new HMO.

Carholme is a friendly, mixed community which welcomes new residents. But Article 4 recognises the importance of a balance community too. Once again I find myself asking the planning committee to consider the impact on Carholme residents of yet another proposed HMO.

Yours sincerely,

Cllr Lucinda Preston
Carholme ward, Lincoln City Council

Lincoln Civic Trust

Comment Date: Wed 27 Jan 2021

OBJECTION

We consider this to be overdevelopment of the site and that this area is surely saturated with this type of accommodation. We feel it is time to make a stand in the area and to refuse more development of this type and start to provide more family based residential properties. The effects of the Pandemic are going to lead to a decline in the demand for student dwellings.

Highways & Planning

Comment Date: Wed 06 Jan 2021

No objections.

Lincolnshire Police

Comment Date: Tue 22 Dec 2020

No Objections.