

Councillor Martin Christopher

Comment Date: Thu 10 Nov 2022

Avondale is already outside of the acceptable levels of HMO properties under article 4. This extension would set a precedent for others in the area to do the same.

The building work has caused great distress to residents in the area suffering from loss of parking spaces whilst building materials took up space in resident only bays for months, there was criminal damage caused to deface parking signs so wardens couldn't ticket the vans of construction workers. Rubbish and damage to the road surface has been exasperated by the activity here. These are issues that could have been dealt with and mitigated if planning rules had been followed, infact it is possible without adequate mitigation of the issues it wouldn't have been possible to go ahead, as such this should revert back to that stage.

This extension also goes way beyond the limits of all other boundaries of the terraces along avondale and accepting it, will create a potential precedent that it is possible for everyone to extend further and further back. This is already a family home spilt into multiple families. The far end of the yards should allow visibility along the rows and this creates a blockage to that ability for all other residents, closing in and already heavily built up area even further. Worse the area so saturated with HMO now meams residents do not engage and are unlikely to voice concerns, their way of life and peaceful enjoyment of their environment slowly destroyed by professional property Companies who are taking advantage of the system.

My other concerns would be the landlord using the extra space to cram even more families into an already busy area and/or house that was not designed for so many.

This is not how business should be conducted, the owner and agent are both very experienced, it is clear they decided to avoid scrutiny by ignoring their responsibility for planning and have caused complaints and hardship to the council and neighbors because of this behaviour. Had rules been followed, the extension making a significant change not seen in any other homes along the terrace would have struggled to remove the issues it creates logistically, I suspect this is why they ignored the official process. How can we trust them not to do the same again if we condone this behaviour.

Councillor Clare Smalley

Comment Date: Mon 31 Oct 2022

Hi,

A comment regarding this planning application.

Whilst I understand that retrospective applications need to be treated the same as normal applications, I do feel that the only reason this application has been submitted is because complaints were made to myself and fellow councillors regarding this work. This is surely a lack of attention, respect, and regard to the requirements for planning, as well as a respect for the neighbours, residents, local area and the community. This work has been completed, in my opinion, and the opinion of nearby neighbours without any due care and attention.

The work has extended this property vastly when you consider the amount of outside space now available this has been incredible limited considering the space extended. I cannot see the number of additional bedrooms, however this is also a concern regarding services, parking requirement, additional bin use, storage requirements etc. The approval also encourages the other 7 HMOs to do similar work which is just not sustainable in a small terrace street.

The residents have suffered with blocked pavements, skips and building supplies taking up resident parking spaces, additional spaces being 'reserved' by cones without permission. This was all again without planning permission.

This street already has a vast number of HMOs (numbers 3, 7, 9, 11, 13, 20, 26, 28) and this address number 20 is already a HMO, and I believe the original size of this HMO should not be extended with this extension.

This extension should not be approved.

I am also not sure if the extension is now finished as I have received reports (two weeks ago) from residents stating that the furniture is already being fitted into the extended property.

Could you also confirm when this will be considered please as I do wish to attend along, I hope with other residents from the street.

Regards,

Clare

Highways & Planning

Comment Date: Fri 14 Oct 2022

No Objections.