

17 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Mon 10 Feb 2025

The proposal for a House in Multiple Occupation (HMO) on our street has raised significant concerns among local residents.

Our street already suffers from a severe shortage of parking spaces. With narrow roads and limited off-street parking, residents often struggle to find spots close to their homes. The introduction of an HMO, could potentially increase the number of vehicles on the street by a significant margin. Given that each tenant might own a car, the addition of multiple vehicles would lead to heightened competition for already scarce parking spaces. This situation would undoubtedly cause frustration and inconvenience for existing residents, reducing their quality of home life.

The street in question is home to a primary school at its end. The safety of children should be a paramount concern. Increased traffic and congestion from additional vehicles introduced by an HMO could pose a significant risk to young students walking to and from school.

HMOs often bring increased noise levels due to the higher number of occupants and their varied schedules. This noise can be particularly disruptive in a residential area, disturbing the peace and quiet that residents have come to expect. This disturbance is especially concerning for families with young children and the elderly.

The heightened use of the street's infrastructure, including roads and utilities, can lead to quicker wear and tear. The increased load from additional residents in an HMO, on top of the general traffic and school usage, put a strain on these services, leading to more frequent repairs and maintenance work, which can be disruptive and costly for the local council and residents alike.

One of the critical objections to the HMO application lies in the discrepancies surrounding the property's marketing and sale process. The property was not heavily marketed; rather, it was only advertised on Facebook and through a single independent estate agent. Furthermore, there was no 'for sale' sign displayed outside the house, which is typically a standard practice to attract potential buyers. This limited exposure raises concerns about whether the property was given a fair chance to be purchased as a family home rather than being converted into an HMO.

If the property gains HMO status, it would become significantly more attractive to developers, potentially skewing the local property market. The heightened interest from developers could lead to a surge in similar applications, transforming more family homes into HMOs. This shift would alter the neighbourhood's demographic and undermine the stability and cohesiveness that define the community especially

in such proximity to a primary school on one end and a nursery on the other end. The long-term residents, who have invested in the area's family-friendly environment, may find themselves displaced by transient occupants, fundamentally changing the character of the neighbourhood.

No. 15 was first put up for sale roughly in August 2024 for £350,000. In September 2024, the price was changed to £280,000. At the time of writing this objection, the sale price is still £280,000. Both of these selling prices far exceed the ceiling sale price for the street. I am concerned that if the house usage is changed to be used as an HMO, the house will be purchased by a developer and used solely as an HMO. Thus, the property will permanently be lost as a dwelling house for a family.

In conclusion, the objections to the HMO application are grounded in genuine concerns about parking congestion, the safety of children attending the nearby school, community impact, and environmental issues. It is essential that these objections are taken seriously to ensure the well-being and safety of our neighbourhood. The introduction of an HMO in this context would likely lead to significant negative consequences, and we urge the local council to consider these points carefully before making a decision.

30 St Andrews Drive Lincoln LN6 7UG (Objects)

Comment submitted date: Mon 10 Feb 2025

I object strongly to planning for an HMO in St Andrews Drive. This is an area for families with children, as Sir Francis Hill School is around the corner.

The traffic in the street is already at capacity and causes congestion on a daily basis. If planning is granted this will add to the already problematic parking situation on the street, which is likely to cause more disruption and frustration for the families who already reside here, as a HMO could bring multiple car's to one property rather than just the one family car that you would expect for this street/area.

I would also be concerned about the increase in noise from the property for my neighbours as I'd like to consider this street a calm and quiet environment. I feel that multiple residents would not be considerate of the street and it's inhabitants.

I would be very concerned that if this planning is granted it will open up access for others to follow and this would turn our neighbourhood from something pleasant to something that would be avoided for families of the future.

21 St Andrew's Drive Lincoln LN6 7UG (Objects)

Comment submitted date: Sat 08 Feb 2025

I object to the new proposal because...

1. They previously put one in. The neighbourhood didn't want it then and still don't. Nothing has changed so we still can't accommodate it.

2. The applicants are clearly untrustworthy. They say they were using it as a family home. Yet they had at least 2 at a time, non family members living there. They said its been empty 6 months, yet people were still living there in December. So, using the HMO as a back up, when a rental of £1600 as opposed to £2500 HMO, is clearly a big difference. They won't stick with rental.

3. It's a family area. We have a nursery at both ends of the street and a school. And a couple I'd other school, primary and secondary, within walking distance.

4. Parking. This is a nightmare already at school pick up/drop off times. Cars have ruined the grass verges. Traffic in/out is heavy. Not to mention our own vehicles, nursery staff, hairdressers and Chinese takeaway vehicles. This property only has space for 2 vehicles. HMO would require 5+ not to mention any guests. I struggle to get in/out of my drive when cars are parked opposite.

4. The noise from previous occupants was high and also at unsociable hours. Car engines and doors slamming. Music from the cars. The strange pacing up/down the street whilst very loudly 'talking' on the phone/video calls. In there garden was even worse for myself. I really feel for the house it shares its walls with.

5. The amount of rubbish they had. And they say that was just 3 people, imagine 5+ the bins were always overflowing, left on the street for days. And in the front garden so we couldn't ignore it.

6. There are no other HMO in this area. So giving permission to one, would probably lead to more. This, again, is a family area. We don't want/need HMO around here. There are plenty other HMO slightly further away.

7. The areas with HMO properties have drastically gone downhill.

Therefore, I object. It was previously, and should still be, a family home.

25 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Wed 05 Feb 2025

Object against application for change to HMO in an area that is totally family homes with a nursery school at one end and a primary school just around the corner at the top.

20 St Andrews Drive Lincoln LN6 7UG (Objects)

Comment submitted date: Wed 05 Feb 2025

I object to the change of use from dwelling to flexible use dwelling and HMO for a number of reasons:

1) This is a family neighbourhood, currently with no HMOs. The very close proximity to a day nursery and full primary school, naturally attracts families to the area. There are also 4 secondary schools and another primary within a half hour's walk, adding to the attraction. With rental houses rarely coming on the market in the immediate surrounding area, we need to preserve the stock of family homes to allow families to access the education provision without the need for driving.

Granting mixed use would go against this as it is often easier to rent out a single room so the application would, in effect, be full HMO permission by the back door. A previous application for HMO was withdrawn when it became clear there was no support for it in the local area.

When you look at the likely income, it is clear that HMO would be the preferred arrangement for the landlords - the average price for an HMO room in the area seems to be over £500pcm (without a drive), equating to £2500pcm for the 5 rooms. The property was initially marketed at £1800pcm, now dropped to offers over £1600pcm. As you can see, there would be a clear incentive to price families out, with a high full property price, so that they could then "fall back" on the mixed use permission to let out at a much higher rate.

2) While the building itself seems to be suited to an HMO style setup, the land it is on does not. There is only parking for 2 cars available on the driveway, with 5, potentially 6, bedrooms the likelihood is there will be more cars than the property can cope with. There is already a problem with parking on the road due to a few reasons:

- drop off and pick up times at the school
- hair salon and day nursery staff and patrons parking on the road
- evenings and weekends work vans and private cars being left on the road.

The biggest issue is the third one, as the vehicles tend to sit all weekend long. This often leads to a tight chicane for car drivers and would be nigh on impossible for emergency services to navigate.

Adding a further 3+ cars into the mix would mean the situation would get worse, especially as the majority of the issues caused by bullet points 2 and 3 above are actually focussed on that section of the street.

3) The speed with which reasonably priced family dwellings are both sold and rented, both on the same road and the surrounding area, shows that there is a need for good quality, affordable family dwellings in the area. This is a larger property, a quick search on property letting websites shows that 4+ bedroom family homes are at a premium within 1 mile of the address (a reasonable walking distance from the school). In fact there is only 1 other property that I could find. Within 3 miles this

goes up to just over 20, but they would all involve driving into the school/nursery and there would be closer schools available, so not really comparable.

The property was initially marketed for family lets at £1800, which would be a massive premium for the area and only compares with properties much further out, villages etc..., with large gardens and plenty of parking. I now note that the property has been reduced to £1600 or £1650, depending on the letting agent, and appears to have been let. This shows 2 things:

- It is possible to let the property if it is placed within the market at the correct price for families.
- Any reclassification to HMO is not needed as it can be let as a family home.

Added to this the glut of HMO properties within the 1 mile radius of the address, 49 at time of writing on Rightmove, there does seem to be a need for family dwellings and no need for HMO/house share rooms.

4) I would also call into question the honesty of the application.

On the application the owners state that the property has been vacant for more than 6 months. There were people living there in December 2024, only 2 months ago. So the property has been empty for barely 2 months.

The application also states that the property was previously used as a family home for them and their family. This is also untrue, they had been letting out at least 2 bedrooms to people who were not members of their family. They were advised by City of Lincoln Council that they would have to get an HMO licence in order to rent out more than 1 bedroom.

5) Previous experience with the tenants they had also does not fill me with any confidence that any tenancies would be managed well. With the owners living in the property there was frequent noise late into the night, waking neighbours up. People loudly making video calls, often into the small hours in the morning, keeping other residents awake. The owners were aware of these issues and did nothing about it.

In closing my main objections are that this road is a family road, very much sought after, as evidenced by the speed with which any properties are both sold and let, when placed at a level that the market can handle. The land attached to the building is not appropriate for the number of extra vehicles 5 separate tenancies would generate and on-street parking is already over stretched, both in the daytime and evenings. Finally, it appears the property has been let, now that a more reasonable rent has been asked for, so there appears to be no need for the mixed-use HMO licence to be awarded "just in case". If it were, my fear is that the current tenancy would be terminated ASAP so that the property could be let as an HMO at the first available opportunity, there is a clear financial incentive to do this.

18 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Mon 03 Feb 2025

We object to the house been used as a HMO as there are already been lots of different people living in that house in the last few years . The noise of people getting out at the house and disregarding neighbours late at night and car engines running and music flowing out .

This is a family friendly neighbourhood and does not require HMO's . If that house is given the green light , then this area will go the same way with lots of houses changing into HMO's and so the decline of a family friendly neighbourhood.

Over the last few years we have had cars from that house parked across our drive and blocking us from getting out .

We total reject the application and hope planners do the same.

Ross Morgan .

1 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Sun 02 Feb 2025

I would object to the conversion of the dwelling into a HMO due to: risk of increased congestion within the street if additional cars are added; the unknown effect on street water pressure if a building originally designed to hold one bathroom and kitchen may be extended to multiply water extracted from the mains, possibly lowering the average pressure for homes along the street where ours is minimal already; and having left an area surrounded by HMO properties I've seen how the state of the localised area can degrade when more HMO properties are opened. Since St Andrews Drive is observed as a family-friendly residential area due to local amenities and the existing demographic, HMOs should be directed to other areas closer to town centre / high street.

14 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Sat 01 Feb 2025

I object change use 15 St Andrews Drive because this area is for family rather. We bought the house last year because of quiet friendly neighbourhood for our family .Also this house is opposite mine and I

Last year 15 St Andrews Drive was having so many tenants with cars . Some of them have to park on the street .It cause problem to get into you driveway This area is now having problem with parking at school time .nursery staff parking there is no space for other cars . This area has no more hmo houses nearby .I concern about noise and more waste coming from this property .Please consider my opinion when you will be decide .

22 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Thu 30 Jan 2025

I object to the change of use to 15 St Andrews Drive. This property is several houses way from mine but I feel that it will have a negative impact on all the houses in the street. Decrease the cost of selling property too.

I am worried that if usage of this property is given then it will give precedent for the street . I have lived in my property for 23 years and it is a very quiet street.

Properties are homes for families, couples and elderly people.

We have NO need for a HMO property in the street, it encourages multiple cars double parking which block the street causing unnecessary stress to residents. It encourages unnecessary noise levels at anti social hours as the tenants may work anti social hours.

The property in question used to be a family home and should be used as a family home. Local school is around the corner on Bristol Drive. This property could be rented out to a family who need to attend the local primary school or nursery.

I have no objection to the property being rented to a family but not a HMO who do not know each other.

13 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Thu 30 Jan 2025

I live in the house adjoining the semi-detached property 15 St. Andrews Drive so the possibility of the owners changing the use from a Dwelling C3 to HMO C4 is particularly distressing.

My front bedroom adjoins the front bedroom at number 15 and when there were tenants in the house previously, the occupants played music and conducted loud phone conversations at 3 a.m. which woke me up and kept me awake. In addition, in the summer the occupants were outside in their back garden, making a lot of noise way past midnight which was very disruptive.

St. Andrews Drive is a road where families live and is popular because of a children's day nursery a few hundred yards away and a primary school in the next road. With a hair salon also nearby, there's a lot of congestion and people park on the road so that it's often difficult for me to get my own car out of my driveway. The property in question has driveway capacity for two cars, but if HMO status is granted, there will undoubtedly be more street-parking. This is a health and safety risk, apart from the nuisance factor, as it would (and has) made it very difficult for emergency vehicles to get down the road.

Household waste is another factor - already, the bins there have overflowed with rubbish being blown over to my garden. For some reason, the owners think that their green bin for garden waste will be emptied even though they obviously haven't paid the £39 fee to LCC for this service. They left their green bin out on the pavement, proving to be an obstruction for wheelchairs and pushchairs - eventually, they

realised that their bin wasn't going to be emptied but it took weeks for that to happen.

The general apathy about waste and parking particularly concern me because if HMO status is granted, I think it will set a precedent for other family homes in our road to be converted too. Several families have moved in around my house recently, and I'm pleased because it's definitely an area where families will thrive. HMO houses are not appropriate in St. Andrews Drive.

Beck Hole 32 St Andrews Drive Lincoln LN6 7UG (Objects)

Comment submitted date: Tue 28 Jan 2025

The change of use from a Dwellinghouse to House of Multiple Occupancy will have a negative impact on this area.

There is only off road parking for 2 cars therefore if each of the occupants had a vehicle it would have a negative impact on an area that is already heavily impacted with traffic due to the Papermoon day nursery and the hair dressers (on the corner of St Andrews Drive and Boultham Park Road) that use St Andrews Drive as a car park. Also during the day when parents drop off and collect children from Sir Francis Hill school the road is congested and can lead to wait times to turn on to Boultham Park Road of 15+ minutes.

The application states that the property has been empty for more than 6 months, this is incorrect as the most recent occupants moved out less than 2 months ago 8 December.

should this application be allowed to proceed, it could lead to others wishing to purchase properties with this in mind and having a detrimental effect on the neighbourhood and potentially leading to a reduced value of family homes.

This is an area that is currently inhabited by families with a great community atmosphere.

16 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Tue 28 Jan 2025

I strongly object to the proposed change of use of 15 St Andrews Drive from a Dwelling C3 to a flexible use HMO C4 on multiple grounds.

1. Precedent.

There are no HMO's on this street as it has always been a street for families, to allow this plan to go through it means more potential buyers will look at this area with the plan to turn more buildings into HMO's, The LN6 area has an adequate supply of

HMO properties, and further development would be inappropriate given the residential nature of this street.

The house is up for rent at an exorbitant fee thus pricing out families hence why no interest has been seen in the property from families. Also we only recently had a family move in next door so clearly there are families out there looking for affordable properties close to a school.

2. Parking.

The street is already very congested let alone when parents are picking up and dropping off their kids for the school and workers at the hair salon and the nursery. The property in question has a limited driveway capacity for two cars, yet a typical HMO could introduce 4-6 additional vehicles. This would exacerbate parking issues, increase road safety risks for children, and strain the area.

3. Waste.

Already there has been a significant buildup of waste at the property, often the general waste and recycling bins are overflowing, Increased occupancy associated with an HMO would worsen this problem, potentially attracting vermin and diminishing the area's cleanliness and appeal.

4. Noise.

There has been a lot of noise coming from the property with people leaving and arriving late at night, playing loud music and speaking loudly on their phones all late into the night sometimes at midnight.

Being turned into a HMO will again make this worsen with the increased number of tenants it will hurt the peaceful nature of the area that the residents of St Andrews Drive and surrounding areas cherish.

5. Misleading application.

The application states that the property has been vacant for 6 months, that's completely untrue as they only moved out in December and have been in and out regularly since.

They also state that only themselves and their family have lived there, again this is false as they have regularly used it as an informal HMO having had tenant's renting rooms out and different people moving in and out.

I believe that with the objections neighbours have, the misleading and false application that this should be looked into further and be denied any further applications for changing to a HMO.

I urge the council to do the right thing and deny this application.

11 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Tue 28 Jan 2025

I object to the application for house of multiple occupation, we have problems with parking already and this is not the sort of area suitable for HMO, house prices would be lowered we would then have more applications for more. It is time the tax paying home owners are taken into account instead of people who don't care about the area.

9 St Andrews Drive Lincoln LN6 7UG (Objects)

Comment submitted date: Mon 27 Jan 2025

I wouldn't like to have multiple occupancy in this Area because it's a family street

9 St Andrews Drive Lincoln Lincolnshire LN6 7UG (Objects)

Comment submitted date: Mon 27 Jan 2025

This is a family based street, we do not want a multiple occupancy household neighbourhood.

19 St Andrews Drive Lincoln LN6 7UG (Objects)

Comment submitted date: Sun 26 Jan 2025

I object to the application 2025/0029/C4 - Change of use from existing Dwelling (Class C3) to flexible use between Dwelling (Class C3) and House in Multiple Occupancy (Class C4).

Firstly I am concerned by the inaccurate information that has been stated by the applicant in their application.

The applicant has stated in their application, that the property has been vacant for more than six months. This is misleading and not true.

The occupants of the property only moved out in December 2024, which was only 2 months ago. This makes this application statement incorrect and misleading to the planning officers.

The applicant has also stated in their application that they used the property as a family home for themselves and their family. Once again this information is misleading as they were also renting out two rooms to two tenants who were not members of their family. They rented out two rooms to tenants from 2022 to 2024.

This contributed to problems that the neighbouring properties experienced. This application statement is inaccurate and misleading to the planning officers.

Allowing the property to be used as an HMO will cause a family dwelling house to be lost.

The applicant first advertised the property for rent to families in September 2024 for £1,800 per month. In this application the applicant is insinuating that there is a need for HMO usage rather than a family home. The applicant marketed the property at such a high price that it priced most families out of being able to afford this property in this area. There is still a need for housing for families in this area but at a realistic and affordable price per month.

The applicant applied for the HMO usage on the 21st January 2025. On the 23rd January 2025 the applicant reduced the rental price to OIEO £1,600 and at the time of making this objection the marketing ads show that tenants have now been secured by the applicant. So as the applicant has now advertised the property at a more realistic price for the street/area they have secured tenants. Therefore HMO usage is no longer needed or applicable.

There are no other HMOs in the street and the LN6 area already provides a high level of single and HMO accommodation. Many of the current HMO's in the area are vacant and unoccupied. There is a greater need in this street for houses for families, especially those with children.

I am concerned that if this property's usage is changed from Dwellinghouse to allow HMO usage it will set a precedent in the street for other properties to be converted into HMO usage.

Properties in the street and area are needed to accommodate families with children, especially those who need to attend Frances Hill School, which is located at the bottom of St Andrews Drive.

The current rental properties in the street are rented out to families thus in keeping with the structure and community amenities of the area.

The property, Number 15 only has a driveway that can accommodate two cars and the garage is far too small to be used to park a car. When the owners were living at the property, the property was unable to support their vehicles plus the additional vehicles of their visitors and tenants.

Additional cars at the property cannot be supported by the off road parking as the road already has congestion problems, which are made worse by people from outside the area parking in the street and going to work, clients visiting the hair

salon, parents parking to drop their children off at the Frances Hill school and the Day Nursery at the end of St. Andrews Drive.

Over the time that the owners and their tenants were living in the property there was an increase in the noise level from the property, for example people video calling and talking loudly on their phones often up to midnight every day of the week and then for many hours often during the day. This increase in noise level was coming from the bedrooms and the garden. I am concerned that these noise problems will increase further with more tenants living at the property under HMO usage.

Due to the nature of the applicant's employment and outside interests it is likely that they will place students in the property if it is granted HMO usage. The applicant is unlikely to make the effort through marketing to keep this property available for a family to live in.

I would ask that you please take my comments into account when you make a decision on this application.