



Planning Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persore WR10 1PT

1 May 2019

FAO Anna Brindle

Dear Anna

Objection to Planning Application Ref 19/00936
93 Port Street - Use of premises as a House in Multiple Occupancy (retrospective)

We wish to register an objection to this application,

Although this application appears to comply with the Adopted Local Plan Policy SWD14, as it would not lead to an over-concentration of HMOs in this part of Evesham, this policy takes no account of the following particular circumstances relating to this property:

- it is situated in the middle of a terrace of Victorian family houses, which are situated within the Evesham Conservation Area and next door to the Listed Grade 2 St Peters Church. Within the Conservation Area Management Plan, the terrace is shown as 'unlisted buildings of local interest'. Although there are no proposals to alter the main fabric of the building and its external appearance, there is a real risk that the facade will become adorned with satellite dishes, alarm boxes, security lighting, video cameras, flues, vents and cables to the outside of buildings, particularly their main elevations, to the detriment of the coherence of the terrace.

- HMOs are known to create a significant risk of noise disturbance to adjacent properties and it is suspected that this is one reason why the change of use has been reported to the Council for investigation. This is a planning issue as well as a Housing Licence issue and needs to be taken into account in any decision.

- Occupants of HMOs are also very likely to have more cars than a family house. There is no off-street parking for this property, so all car users would have to park on the local roads. These are already well used by the households in the properties along and behind Port Street, thus this change of use will aggravate an already difficult situation.

- Permission now will create a precedent for further such changes of use in the locality, thus increasing the risk of the problems identified above and below.

- The Council must not take into consideration the fact that the change of use has already taken place.

This objection is supported by a report from 2008 by the Department for Communities entitled 'Evidence gathering - housing in multiple occupation and possible planning responses'

(<http://www.communities.gov.uk/documents/planningandbuilding/pdf/evidencegatheringresearch.pdf>)



The main possible impacts were summarised as follows:

- anti-social behaviour, noise and nuisance
- imbalanced and unsustainable communities
- negative impacts on the physical environment and streetscape
- pressures upon parking provision
- increased crime
- growth in private rented sector at the expense of owner-occupation
- pressure upon local community facilities

I trust that you will take these points into consideration when making your recommendation to the Planning Committee members.

Yours sincerely

Gill Pawson
Hon. Secretary, Vale of Evesham Civic Society