

Comments for Planning Application 20/01281/FULL

Application Summary

Application Number: 20/01281/FULL

Address: 70 Princes Road Kingston Upon Hull HU5 2SE

Proposal: Change of use from a 4 bedroom single family dwelling house (C3 use) to a 5 bedroom HMO (C4 use)

Case Officer: Laura Gibson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This objection is from the Newland Residents' Association

This is the kind of low spec, exploitative development which is disastrous for our neighbourhood.

The developer seeks to modify a family house and adapt it to provide 5 en-suite bedrooms that are of mean proportions giving inadequate space for an individual to lead a meaningful existence. The proposed combined living area and kitchen would also provide an inadequate and probably unpleasant environment. Each proposed bedroom seems to contain an en-suite toilet facility but there is no detail as to how these would be ventilated.

It is evident from the developer's promotional photographs of previous projects that the materials and fittings in use are of the cheapest variety. Externally, the proposal is to clad the building with an external insulation product whilst at the same time retaining 'original features.' The proposal would actually obliterate all original features and present a facsimile façade. The original brickwork of the building is quite fine incorporating dentil courses and bandings. Lintels and door arches are in painted sandstone. On the front aspect the proposed insulation will encroach on pavement space which is something that should be discouraged. If rain water pipes are fitted on the surface of the insulation, total encroachment will be doubled. This encroachment is particularly problematic in an area where the custom is to store wheelie bins on the pavement.

The polystyrene insulation system that is proposed is not classified by the manufacturer as 'NON-COMBUSTIBLE.' This is particularly hazardous when combined with plastic windows and the local custom of storing domestic waste in plastic containers on the pavement. This treatment would disrupt the building line and would also be out of keeping with the rest of the street which features

either the original brickwork, painted brickwork or painted render.

Parking provision policy dictates that there should be five parking spaces available. The applicant submits photographic evidence to show that parking space is available in the street. However, the photos are clearly taken at either mid-morning or mid-afternoon. Evidence is required to show that parking is available, say, 6am and 6pm.

Regarding the Article 4 Directive: The Planning Authority appears to provide the applicant with unsubstantiated evidence that the level of HMOs in the street is currently 50% and that therefore, this development is permissible. In our view as a residents' association the number of houses in this street in multi-occupation is already likely to exceed 50%. We would respectfully request that the Authority reviews the evidence of the 50% statistic and the date on which it was gathered. The residents' association would be grateful to receive a copy of any such information available.

It is clear from the six public comments about this proposal that this type of development is viewed by local people as a negative for the area and its community. It's disgraceful that a local authority should be encouraging the provision of such mean and ill-proportioned accommodation. These are slum conditions reminiscent of by-gone times.

Referring to the six public comments - it is evident that local people feel that developments such as this contribute to crime and disorder. In view of this we refer the Planning Authority to Section 17 of the Crime and Disorder Act 1998 which requires local authorities to consider the community safety implications of all their activities. It says: "It shall be the duty of each authority to... exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area." From our own experience, as a long-established residents' association, we can categorically say that there is a correlation between the number of HMOs in an area and high crime levels.

We urge you to reject this application and request that should you be minded to approve it, then it should be referred to Committee.