

From: [REDACTED]
Sent: 27 November 2018 12:06
To: Planning
Cc: Peter Thomson; t_thomson@gmx.net
Subject: Objection to Application No: Y18/1354/FH
Attachments: Fwd: 45 Brockman rd

Categories: Yellow Category

Further to our first objection when the 6-bed HMO conversion took place at 45 Brockman Road back in 2016 (under Application No. Y16/0306/SH), we wish to reinstate our objection for the proposed change of use from 6-bed to 8-bed HMO under Application No: Y18/1354/FH.

1. This is clearly a planning application for personal gain to extract further profits out of that property with complete disregard to the neighbourhood. There is no demonstration in the application how this HMO will meet local needs under Council's Policy HO10.
2. We are very concerned about the negative effects this change of use will have on this part of Brockman road, which already suffers from undesirables, crimes, and anti-social behaviour. We have had to make a number of complaints recently to Council about such anti-social behaviour, and we are worried that such a large number HMO will attract further unwanted behaviours to this road.
3. This area is meant to be a family friendly neighbourhood, with easy access to amenities and local schools (especially Christchurch school on this road). There is already a shortage of affordable family homes in this area to allow families with young children to thrive and grow up in a safe environment.
4. The safe environment will be impaired by increasing the density of population on this road and the limited parking space that is available. We often struggle to find a parking space on this road, despite the introduction of the resident permits. A HMO with 8 occupants could potentially mean up to 16 cars that are allowed for that single property under the current parking scheme.
5. Further, a HMO of 8 means that it could house potentially up to 16 adults. This also leads us to worry about the poor standard of the proposed accommodation given the limited space available to squeeze in yet more people.
6. As per the attached email, we have previously complained about the actual use of that property, which was never fully investigated or reported back. Is it a true 6-bed HMO, or a bedsit infringing planning permission, as we previously suspected? How can this property house even more people providing a quality living standard?

Jones, Gaynor

From: [REDACTED]
Sent: 27 November 2018 11:32
To: Tina Thomson
Subject: Fwd: 45 Brockman rd

----- Forwarded message -----

From: [REDACTED]
Date: Mon, Dec 11, 2017 at 4:08 PM
Subject: Re: 45 Brockman rd
To: <Planning.Planning@shepway.gov.uk>

Thanks for your prompt reply

I do feel that the enforcement officer needs to attend the property again to see if it is still within the scope of being classed as a HMO. There are indications as I previously mentioned that would suggest that the property is now indeed a Bedsit, which would require planning consent.

Kind regards

[REDACTED]

Sent from my iPhone

On 11 Dec 2017, at 14:38, <Planning.Planning@shepway.gov.uk> <Planning.Planning@shepway.gov.uk> wrote:

[REDACTED]

I can confirm that the Enforcement Officer has investigated 45 Brockman Road which is to be an HMO and that an application is not required for a property with less than 6 people.

Yours Sincerely

Business Support

Tel: 01303 853538

Shepway District Council, Civic Centre

Castle Hill Avenue, Folkestone, Kent CT20 2QY

E-mail: business.support@shepway.gov.uk

www.shepway.gov.uk

<image003.jpg> Follow us on [Twitter](#) and [Facebook](#)

Sent: 11 December 2017 14:00

To: Planning <Planning.Planning@shepway.gov.uk>

Subject: Re: 45 Brockman rd

Hi

I am a resident on Brockman road opposite the proposed HMO at 45 Brockman road. I write this because I suspect that the property is being converted into Bedsits not a HMO for 6 persons. I have seen boxes being delivered containing what looks like electric cooker hobbs. If this is indeed the case then each of the rooms will become Bedsits and not a HMO that has shared facilities. If the property is called as Bedsits then the residents can object in any planning application.

Please could you look into this as I'm sure you are aware the he residents of Brockman road feel very strongly about the addition of a HMO or Bedsits to the already congested street.

I look forward to your reply.

Kind regards



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