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Sent: 30 April 2025 17:50
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Planning application S62A/2025/0092 (10 Melvin Square)

Section 62A Applications Team
Planning Inspectorate

I have followed closely the progress of planning applications for 10 Melvin Square through a few different permutations. I did not submit objections to the previous plan to build six flats, despite serious misgivings about noise, anti-social behaviour and loss of privacy, because I appreciate that there is a shortage of housing in the city.

However, I would like to once again raise strong objections to the newly revised proposal to build two large HMOs at the site. This application has considerable potential to further reduce quality of life in a residential area already badly affected by social problems.

Firstly, I strongly still dispute the claim in the application that this development would not harm the living conditions of nearby residents. Although I understand the need for low cost housing, I do not believe that this location - in an area primarily occupied by family homes - is a suitable site for HMOs, which will attract a different demographic of residents.

Accommodating 16 people in such a small site will introduce substantial disturbance to the area. Increased noise seems very likely from this high density development and its single entrance. Also, while I appreciate the environmental value of planning a car free development, this realistically means that the site's residents will instead add to existing pressures on local parking. Further, the design and height of the proposed property will intrude on local residents' privacy, as it appears that our home and others will be directly overlooked by residents with balconies.

I am also deeply concerned about how the site would be managed. The HMOs would be built above an existing shop which is already a magnet for ongoing antisocial behaviour. Outside the shop is an area where groups of people loiter, drink alcohol and frequently beg for money, often creating a hostile environment for people passing by.

As the shop operates a night window and is effectively open 24 hours, these problems continue into the night, with hostile behaviour, crime and noise a regular night-time problem that affects residents on Melvin Square, Daventry Road and Ilminster Avenue, as well as people passing through the square. We have reported crime around the shop on a number of occasions both in the daytime and late into the night and have seen a significant rise in anti-social behaviour since the night window opened roughly 4-5 years ago. The existing noise nuisance is so intrusive for us that it is difficult to sleep with windows open, which is a difficult problem in warm weather.

The owners of the shop and site, whom I'm certain are lovely people and toward whom we bear no ill will with this objection, currently take no noticeable actions to manage or limit the nuisance that the business and customers cause. I am therefore very concerned that the company is not appropriate for overseeing two large HMOs and that the site and any problems with tenants will also not be well managed.

Despite the wording of the application, this revised proposal seems to still be designed to maximise capacity and profit from the site, rather than providing housing suited to the surrounding neighbourhood. Alongside the disturbance caused by the existing shop, this development will further limit local residents' right to quiet enjoyment of our homes.

I hope that the planning committee will consider all the detrimental issues that this proposal is likely to introduce, when assessing this application.

William Dillon

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