I would like to lodge a full objection to the change of 87a Redland Road into an HMO.

The proposed development contravenes important elements of the Local Plan policy DM2 which states that the conversion of an existing dwelling to be used as houses in multiple occupation will not be permitted where the development will result in:
- Levels of activity will cause excessive noise and disturbance to residents
- Reduction of the choice of homes in the area by changing the housing mix

This new proposed division of the property will create 10 dwellings still with limited shared living space. The addition of a work space does consider the number of people still working from home but is small for 10 people. Professional people are more likely to be looking for 1 or 2 bedroom flats rather than a shared HMO. It seems likely that the HMO will be occupied by students.

The covering letter states that the bedrooms are proposed to be single occupancy but this cannot be enforced. It is highly likely that more than 10 people will be living in the dwelling. This increase in residents of the building will increase the levels of activity considerably and will cause disturbance to local residents in Redland Rd, Edgecumbe Rd, Zetland Rd and South Rd.

The house is large and therefore being divided into two maisonettes provides suitable size accommodation for professional people which is in short supply in the area. There are a large number of HMOs in the area, including in neighbouring houses. This addition would reduce the housing mix of the area.

The landlord has reduced the number of dwellings since previous applications but has still not addressed the change to the housing mix of the area and the increased disturbance to local residents.

Please reject this application and preserve much needed family housing in our local area.

Thank you

Tricia Roweth

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