

APPLICATION NO: 16/00086/COU		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 23rd January 2016		DATE OF EXPIRY : 19th March 2016	
WARD: St Pauls		PARISH:	
APPLICANT:	Mr Stephen Zasikowski		
LOCATION:	4 Albert Street Cheltenham Gloucestershire		
PROPOSAL:	Change of use from a residential 2/3 bed property into a 7 person House in Multiple Occupation (HMO) (retrospective)		

REPRESENTATIONS

Number of contributors	6
Number of objections	6
Number of representations	0
Number of supporting	0

41 St Pauls Road
Cheltenham
Gloucestershire
GL50 4ES

Comments: 4th February 2016
7 people in a 2 bedroom house is too many.

The community has been complaining for several years about the number of unsuitable properties being converted to HMOs

CBC have committed themselves to action to limit the number of HMOs in recognition to the problems they often cause to the general community and immediate neighbours

March Mews
Wellesley Road
Cheltenham
Gloucestershire
GL50 4LD

Comments: 13th February 2016
Although Cheltenham Borough Council has promised action on HMOs (student lets/house shares), limiting future restrictions, and implementing better controls on existing HMOs, they have not yet delivered this. This is a good opportunity to demonstrate community feeling on the issue. The number of HMOs in St Paul's is already too high, and above what is nationally considered to be the tipping point. This has already been recognised as causing problems in the St Paul's area. It has led to a community imbalance, population saturation and a lack of community cohesion. HMOs, especially those housing large numbers of people put a strain on community resources, such as parking, and produce large amounts of noise and rubbish. Due to limited space within the building, they are more likely to do their socialising outside, which disturbs the neighbours and creates litter. The greater number of tenants, the greater the strain on both the community and the tenants.

The application problem is compounded as it appears from the documents that the changes have already been made and that seven students are now in residence. What can the Local Authority do to correct this wrong??

13 St Pauls Parade
Cheltenham
Gloucestershire
GL50 4ET

Comments: 10th February 2016

St Paul's residents have been complaining for several years about the effects of HMOs on the area and the community. These effects include a transient community, lack of community cohesion, and saturation of population to a large number of people per dwelling. There is a negative effect on the physical environment of the neighbourhood, as little pride or care is taken in the area by temporary residents who feel they have no stake in the area.

High density of occupation, as when small 2 bed houses are converted to 5+ way lets, leads to increased amounts of rubbish, pressures on parking, an increased level of car ownership and use. It also leads to increased levels of noise and anti-social behaviour. This is because these houses often (as in this application) do not offer the residents sufficient amenity space within the property for socialising. This means a lot of the tenants' socialising is likely to be done outside the property, either in the garden on the pavement, where the noise disturbs the neighbours, and litter such as cigarette butts and drink cans and bottles are often left on the pavement.

Cheltenham Borough Councillors and officers recognise these problems and have done so for some time, and have committed themselves to bringing in better controls of HMOs.

High density of occupation puts a strain on both the tenants of the property and on the surrounding community. The greater the number of occupants, the greater the strain. Seven adults is too high a level of occupation for a small house, which until last summer was a 2 bedroom family home. For this reason, I object to this change of use.

The owner of the house has installed a window on the first floor of the house at the front of the property above the door. This was not there when they bought the house in summer 2015, so the drawing submitted for 'existing plans' was inaccurate. There is no record of a planning application for installing this additional window, despite Albert Street being in a conservation area.

85 Brunswick Street
Cheltenham
Gloucestershire
GL50 4HA

Comments: 12th February 2016

The concentration of student housing in St Paul's is becoming unsustainable and ruthless landlords are exploiting students' desire to live in the area.

Converting a 2 bedroom family home into a 7 way student let will not give decent living space and will not enhance the area.

Families are being priced out of the area due to the demand from investors as the returns from student lettings are so good because they can get 7 people into a 2 bed house.

Student lets are not required to register as HMO's which enables the landlords to get away with poor conditions and subvert council rules on concentration of HMO's in areas.

53 Swindon Road
Cheltenham
Gloucestershire
GL50 4AH

Comments: 16th February 2016

St Pauls has a surfeit of HMO 's , another is against local and national advisory guidelines . This change of use will have a detrimental effect on local neighbourhood and surrounds.

Also one must be concerned on the humanitarian impact of 7 residents in such a small unsuitable dwelling .

89 St Pauls Road
Cheltenham
Gloucestershire
GL50 4HY

Comments: 25th February 2016

I would like to add my support to the comments objecting to this application.

There has been no action on HMOs, no restrictions, and no controls on existing HMOs. In an act of pure cowardice our local MP recently voted against the proposed amendment to the Housing & Planning Bill back in January, citing councils as the ones responsible for ensuring habitation standards are met. Who is going to take responsibility for the safety and security of our residents if our government, MP, council and private sector are either not interested or obsessed with blaming each other?

The number of sardine developments in St Paul's already makes servicing the area unmanageable as evidenced by the need for the recent parking controls and weekly bin collections introduced into the area. There are too many people, not enough space and no control over these regulations.

This 'overdevelopment' issue has been recognised by the community as causing problems in the St Paul's area for a number of years and has been a constant ambience to all the other issues faced by the residents. The problem is not just a political one, but environmentally unsound and socially irresponsible.

As I am having to comment on a retroactive planning application it seems a shame, especially as if permission was not to be granted then the only real victims would be the tenants. By allowing this permission to be granted retrospectively I believe CBC is setting a dangerous precedent for St Paul's whereby developers will see the area, town and council as a soft touch - a place where it is easier to ask for forgiveness than permission.

Shame on those involved in this continuing farce of placing profit about people.