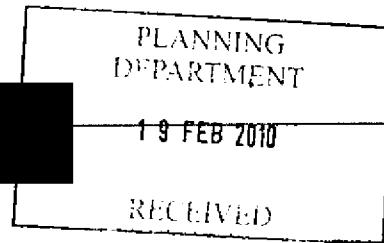


MP  
Ack

**Sent:** 18 February 2010 00:04  
**To:** Mark Peacock; Aahsanur Rahman  
**Cc:** Matthew Cashmore - [redacted] Lynne & Tricia; peterball@shapps.gov.uk; grant@shapps.gov.uk; [redacted] catherinecashmore@gmail.com  
**Subject:** 171 Cunningham Avenue - S6/2009/2746/FP

Dear Sir,

As owners of the next door house (169) we totally object to the proposals. The conversion will have a detrimental effect on the quality of life for neighbours. We do not accept as stated by the landlord that such a change will not impact on our property. He has also failed to consult us.

We have already stated our case once on this and are disappointed that we have to repeat it. The immediate area already struggles due to the population density created by HMOs. An additional room created in a garage of the flat next door will add further to the problems. The property is the same size of our own - yet it already houses several more people than it was originally intended for. This is nothing more than profiteering.

**Rubbish:**

The proposals suggested for rubbish disposal are unacceptable. Communal bins for other properties on the estate have been removed by other landlords after consultation between the residents association and environmental health officers because they were a magnet for flytipping and because landlords were not ensuring they were put out for collection.

The site of the proposed bin store is visible from our living room window and is unsightly and detrimental to the enjoyment of the property. It would join the many eye sores and health hazards already endured by residents because of irresponsible and greedy HMO landlords. We do not want to see another be allowed to happen.

This property has not been provided with any waste bin whatsoever and certainly does not have a recycling bin - despite the landlord's claims. Rubbish from bin bags left out on the front lawn is routinely strewn around the front of 171 and our own property. Additional occupancy at 171 will only add to this.

**Carparking:**

Car parking is under pressure on Cunningham Avenue. If approved the conversion will remove a space for residents and impact on parking available for those living around this property.

The garden area which it is suggested will be used as an additional parking space is not wide enough for a car. The location of the space means it will be difficult for drivers to negotiate around other parked cars using the spaces already provided - this will add to noise and disruption for neighbours. Not to mention inconvenience for those using the existing spaces. The proximity of this squeezed in space to our property will also be detrimental to the quality of life.

The proposals include gravelling over an area set aside for plants and wildlife - it has been proven over recent years that the reduction of natural drainage through the removal of gardens and verges has increased the chance of flood risk. We do not want our property to be affected by this problem.

We are also concerned such a development would adversely affect the value of our property as no future potential buyer will want to live next door to an overcrowded student bunkhouse - what we believe these proposals to be.

We strongly urge the committee to reject these proposals.

Catherine and Matthew Cashmore

19/02/2010

Catherine Cashmore  
Producer  
BBC News Channel



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