

6/2019/0455/FULL

Comment on application to change 151 Champion Road from C3 to C4 HMO.

To whom it may concern,

I would like to make the following comments about the application for a change of use of 151 Champion Road, AL10 9FL to an HMO.

I have recently spoken to the applicant who has told me that some family members will remain living in the property after it has been converted to an HMO. Furthermore, the applicant has also assured me that the specification for the conversion is high-end targeted at the professional market rather than creating yet another student house in the area. I believe that the applicant is sincere and is community minded - often challenging the anti-social behaviour of others in the immediate neighbourhood. I have been assured that this spirit will continue and the property will be managed in a very hands-on manner. I am keen that the neighbouring property and Champion Road does not go the way of a student ghetto that has blighted many of the streets in Salisbury Village. Speaking to the applicant has allayed my fears about potential noise, disturbance, loss of security due to a high turnover of residents and about failure to deal with household waste correctly.

I do, however, remain concerned what may happen should the owners wish to sell the established HMO several years down the line and what guarantees can be sought that the new owner is resident in the property or runs it in the same hands-on manner.

I am also concerned about the level of available parking, both for the property and in the immediate area. Realistically three vehicles can be parked within the curtilage of the property with access to a further allocated space and two visitor spaces. Having a similar property, it is my experience that neighbours abuse visitor spaces and allocated parking spaces to the extent that they are not available to me or my visitor most of the time. Unless the parking situation is strongly managed then there will be insufficient parking and this will put pressure on parking in Champion Road which is highly over-subscribed because of overspill from the Business Park (why do the Council keep approving applications for the Business Park that demonstrably do not have sufficient parking?).

Whilst my potential objections to the HMO have been allayed to down grade this to a comment, some concern remains about parking provision and the mid to distant future of the HMO should the property be sold and the new owner not take the same undertaking.

To end on a very positive note, I support the external changes to the property which are sympathetic to and in keeping with the surrounding properties.

Thank you for your time,

  
114 Champion Road

AL10 9FT