

Good morning, Vicky

I am writing to submit a further formal objection to the resubmitted planning application for the proposed HMO at 46 Corporation Road. The application has been amended from an 8-bedroom HMO to a 6 Bedroom HMO, However, I would like to state that my previous objection remains fully valid.

Although the number of bedrooms has been altered on paper, the layout, impact and substance of the application remain entirely unchanged. The fundamental issues concerning overconcentration, parking pressure, waste management, and community impact still apply exactly as before.

I am also attaching the petition signed by residents, which was originally submitted in objection to the 6-bedroom proposal. This petition should continue to be considered as an objection, as the concerns raised by residents have not been addressed.

Furthermore, after reviewing the applicants parking survey, I have identified several issues that call into question the accuracy and reliability of the evidence provided. Multiple photographs in the survey depict "available" parking spaces that are misleading due to the angles from which they were taken. These images create the false impression of spare capacity, however, the spaces shown are directly outside properties that have their own private parking spaces, meaning public parking is not possible. There are several such examples within the survey, making the overall assessment unreliable.

As highlighted previously, Corporation Road already experiences a significant overconcentration of HMOs, including two large HMOs within approximately 50 metres of the application site, in addition to several registered HMOs along the street. The introduction of another high-density HMO whether labelled as 6 or 8 bedrooms would exacerbate existing issues including:

- Severe on-street parking congestion
- Noise and disturbance
- Pressure on waste and refuse management
- Increased transient occupancy and reduced community cohesion

Considering the lack of meaningful amendments and the continuing concerns raised by residents, I strongly urge the council to refuse this application. The proposal remains inappropriate for an already heavily impacted residential street and would negatively affect the amenity, wellbeing, and character of the local community.

Kind regards
Cllr Farzina Hussain