

Bailey , Georgia

From: Michael John Smith [REDACTED]
Sent: 12 July 2016 11:37
To: DevelopmentControl & DevelopmentManagement
Subject: 2016/0623 - 132 Park Grove, Barnsley.

Categories: Printed by Rachael

115, Park Grove
Barnsley
S70 1QE
12/07/2016

Dear Sir,

Further to my prior objection to the above conversion I wish the following to be included in my objection.

Going through my house documents I've found in " Search Fees " dated 10.11.88,

Enquiry

(iii) Do any of the proposals made public by the Council in relation to local plans :

(a) indicate the primary use for the area which includes the property ?

Reply

(a) Predominant use to remain/ Area of Special Townscape Character.

In addition,

Enquiry

11. (A) Are there any entries relating to the property in Part I or Part II of the Register kept pursuant to s34 of the T & CP Act 1971

Reply

13686 Approved 30.4.62 - use of front room as hairdressers. 25098 Approved 12.6.72 - c/u from hairdressing salon to residential.

Although the area is not " designated " as a Conservation area the purposes and intentions of the Council were, and still are, to preserve the area which may or may not affect the visual appearance - walls, frontage and residential.

There are therefore two reasons for objection;

1. Area of Townscape Character
2. Predominant use to remain.

These HMO's are clearly businesses irrespective of the 2010 Act and as such differ from simply renting out a property to a family which is also recognised as an HMO and requires registration as such. Should the owner simply rent the whole property to a family then that rental falls within the scope of the area designation. As the owner intends to make major alterations in order to accommodate up to 14 individuals then such an application must be rejected because of the Council's previous decision for " Predominant Use To Remain ".

The Townscape Character will be substantially altered in terms of numbers involved - up to 28 adults in 2 properties designed for family accommodation. These will require substantially more in terms of drainage and waste disposal with the potential for much worse overflowing waste which has been seen at the rear of 52 Park Grove, an HMO which currently houses 8 adults, and the much increased risk of rat and other infestations. The scope for much increased noise for neighbours and disturbance will be greatly increased with the character of the area substantially eroded.

Change of use to business from residential does require planning permission as was evident from the hairdressers previously on my property. The owner of 118 and 132 Park Grove, according to the Council, requires planning permission which he has not applied for, and which, should he do so retrospectively, not be allowed.

(It should be further noted, with some concern, that following the rejection of the plan for a basement flat for 118 Park Grove there was today a company van marked " Cellar Conversion Specialists " parked just below the property.)

Within the advice to prospective Landlords is the following;

"

* When considering whether to convert/buy a property, with the intention of creating an HMO, at present owners and potential owners have no way of knowing whether it would breach the councils arbitrary threshold. Therefore, Councils Planning Department's need to put into place a facility to inform potential buyers before purchase whether converting a certain property into an HMO will breach the threshold. This will then allow people to make informed decisions on future investments. "

Considering the nature of the area and the fact that the owner(s) of 118 and 132 have had their planning applications refused is it worth finding out if discussions of the above nature were done? The relevant scope is " UP TO " 10% and it may well be that " arbitrary " allows the Council some discretion where HMO's of this nature are concerned. If he's simply gone ahead - and his contempt displayed in informing residents suggests just that - then any decisions by the Council stopping these HMO's may prevent the landlord from seeking compensation.

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Sent from my iPad