

Subject:

Objection to Proposed HMO at 16 Budbury Place, Bradford on Avon Wiltshire BA15 1QF

Application Number: PL/2026/00390

Dear Nina,

I am writing to formally object to the proposed conversion of the property at 16 Budbury Place, Bradford on Avon into a House in Multiple Occupation (HMO).

I am a long-term resident of 14 Budbury Place, which is directly adjoining the above property, and I am concerned that the proposed development would have a significant negative impact on the amenity, character, and living conditions of the surrounding area.

My objections are based on the following points:

1. Noise and disturbance

Houses in Multiple Occupation (HMOs) typically accommodate several unrelated occupants, which can result in increased and more frequent noise levels, particularly during evenings and early mornings. Given the close proximity of the properties, and the fact that even minor noise is already audible while the property is in use as a standard single-family dwelling, the proposed change to an HMO would be likely to intensify noise disturbance and have a detrimental impact on the residential amenity and peaceful enjoyment of my home.

2. Parking and traffic pressure

The site is accessed via a small private cul-de-sac that already experiences significant traffic pressure, particularly from delivery vehicles and residents travelling at excessive speed. The introduction of up to four additional vehicles would materially increase congestion, exacerbate existing safety issues, and accelerate wear and tear on the private road infrastructure. This would create further access and safety concerns for current residents.

In addition, where the private road meets the main highway, there is a pedestrian path that forms part of a primary school-run route for the local secondary school and is used by a large number of children twice daily. Increasing the volume of cars and delivery vehicles accessing the cul-de-sac would significantly heighten the risk to pedestrians at this junction, raising serious and unacceptable safety concerns.

3. Change in character

The proposed HMO would be out of keeping with the predominantly residential, family-occupied nature of the street. I am concerned that this would alter the established character of the neighbourhood.

4. Impact on residential amenity

Increased occupancy raises concerns regarding refuse storage, property maintenance, and general wear on shared roads, all of which could negatively affect neighbouring properties.

5. Fire Safety

Having lived in this property for over 45 years, I know the building extremely well and am deeply concerned about fire safety. There is currently no fire-stopping in the cavity between my property (No. 14) and No. 16. In the event of a fire in No. 16, there

is a significant risk that it would spread rapidly into No. 14 and potentially onwards into No. 12.

This risk is increased by the frequent introduction of unrelated tenants, which statistically raises the likelihood of a fire occurring. The situation is made even more serious by the Dorset and Wiltshire Fire and Rescue Service's plans to close Bradford on Avon Fire Station, which would inevitably result in longer emergency response times.

Taken together, the lack of adequate fire separation and the prospect of delayed fire brigade attendance present an unacceptable risk to both life and property.

6. Conservation Area

As the proposed HMO would be located within a designated conservation area, I am deeply concerned about the impact that an increased number of residents and associated vehicle movements would have on the local environment. In particular, the area is known to support a population of rare lesser horseshoe bats, which regularly forage and fly around the building during the summer months.

The additional external lighting required to ensure the safety of HMO occupants, including disabled residents, would inevitably increase light pollution. This would have a detrimental effect on the bats' feeding and commuting behaviour, as well as causing harm to the wider conservation area. Such impacts would be contrary to the purpose of the conservation designation and to established protections for this sensitive species.

7. Historic Grade 2 listed Building.

As referenced on the Historic England website, the building is characterised by a continuous string course, segmental arches, and projecting keystones. It occupies a prominent and visually important position overlooking the town and forms a significant group with the other listed buildings in Tory.

Any alterations to the exterior of the property required to facilitate its conversion into a House in Multiple Occupation (HMO), including works intended to comply with accessibility requirements under the Equality Act, would result in unacceptable harm to the architectural and historic significance of this prominent Grade II listed building. Such changes would have a detrimental impact on its character and appearance, as well as on the wider group value of the surrounding listed buildings.

For these reasons, I respectfully request that the application be refused.

Thank you for considering my objection.

Yours sincerely

Mrs Sarah Cottle

[Redacted signature]