

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 Budbury Place and the owner of 12 Budbury Place, which has operated as a short-term holiday let for the past eight years. Number 12 is located at the opposite end of the three-house terrace from number 16 and forms part of the same Historic Grade II listed former industrial building. I strongly object to the proposed development, as it would cause a clear and unacceptable harm to the amenity, character, and historic integrity of the building and would significantly worsen the living conditions of nearby residents.

My objections are based on the following points:

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, the proposed change to an HMO would be likely to intensify noise disturbance and have a detrimental impact on the residential amenity.

Parking and traffic pressure

The application site is situated on a small private cul-de-sac that already experiences traffic pressure, particularly from delivery vehicles and from vehicles entering the road at excessive speed. My property, which operates as a short-term holiday let, is the first dwelling on this private road, and guests must cross the carriageway to access their parked vehicle. Given the current traffic conditions, this already presents an ongoing pedestrian safety concern.

The proposed introduction of an HMO would represent an intensification of use that is inappropriate for the constrained nature of this private access. An HMO would be likely to generate multiple additional vehicles and frequent delivery movements. The introduction of up to four additional vehicles would significantly increase congestion, worsen pedestrian safety risks, and place further strain on a private road that is not designed to accommodate this level of traffic.

As a result, the proposal would prejudice highway safety, compromise safe access for existing residents and visitors, and lead to increased wear and tear of the private road infrastructure.

In addition, where the private road meets the main highway, there is a pedestrian route that forms part of the school-run for the local secondary school and is used by a large number of children twice daily. Due to the nature of the road layout, pedestrians are required to walk within the carriageway past the private entrance to the building, as there is no footpath along this section of the highway.

Any increase in the volume of cars and delivery vehicles accessing the cul-de-sac would significantly heighten the risk to pedestrians at this junction, particularly schoolchildren, giving rise to serious and unacceptable highway safety concerns. The proposed development

is therefore considered unsuitable for this location and contrary to the principles of safe and sustainable development.

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.

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.

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.

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 faithfully,
Mrs Sarah Cottle

[Redacted signature]