

Dear Sir/Madam

Re: Objection to proposed conversion of 16 Budbury Place, Bradford on Avon, into a House in Multiple Occupation (HMO) PL2026/00390

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 was previously a long-term resident of 12 Budbury Place, located at the opposite end of the three-house terrace from number 16. The terrace forms part of the same historic Grade II listed former late-Georgian industrial building. 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 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 single-family dwelling, the proposed change to an HMO is likely to intensify noise disturbance and have a detrimental impact on residential amenity and the peaceful enjoyment of neighbouring homes.

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 school-run route used by pupils attending the local secondary school. This route 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 and raises serious safety concerns.

3. Change in the character of the area

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 and cohesion 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 and the overall quality of the local environment.

5. Fire safety concerns

Having lived in this property for over 37 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 could spread rapidly into No. 14 and potentially onwards to No. 12.

This risk may be increased by the higher turnover of unrelated tenants often associated with HMOs, which can statistically increase the likelihood of accidental fires. The situation is made more concerning by the proposed closure of the Bradford on Avon Fire Station by Dorset and Wiltshire Fire and Rescue Service, which could result in longer emergency response times.

Taken together, the lack of adequate fire separation and the prospect of delayed emergency response present a serious risk to both life and property.

6. Conservation Area considerations

The property lies within a designated conservation area. I am concerned that an increased number of residents and associated vehicle movements would have an adverse impact on the local environment.

In particular, the area supports a population of lesser horseshoe bats, which regularly forage and fly around the building during the summer months. Increased external lighting associated with HMO occupation, including lighting required to ensure safe access for residents, could increase light pollution. This has the potential to disrupt the bats' feeding and commuting behaviour and harm the ecological value of the conservation area. Such impacts would be contrary to the purpose of the conservation designation and the protections afforded to this sensitive species.

7. Impact on a Grade II listed building

According to Historic England, the building is characterised by a continuous string course, segmental arches, and projecting keystones. It occupies a prominent position overlooking the town and forms an important group with surrounding listed buildings.

Any alterations to the exterior of the property required to facilitate its conversion into a House in Multiple Occupation, including works undertaken to comply with accessibility requirements under the Equality Act, could result in harm to the architectural and historic significance of this prominent Grade II listed building. Such changes may adversely affect its character and appearance, as well as 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. I would appreciate being kept informed of any decisions or further developments regarding this application.

Yours faithfully

A solid black rectangular box used to redact the signature of the person making the objection.