

[REDACTED]

Sent: 27 May 2026 11:05
To: Planning
Subject: 82 Bedford road - objection to proposed extension

Categories: Comments Received

Dear Meg (Planning Officer,

I am writing to submit a formal and unequivocal objection to planning application DC/26/0616, concerning the proposed extension of 82 Bedford Road and the inevitable use as a House of Multiple occupation. The proposal is fundamentally incompatible with the established character, infrastructure capacity, and residential amenity of Bedford Road and should be refused in full.

Conflict with Established Residential Character

Bedford Road is a Victorian residential street comprising predominantly single-family dwellings. The proposed HMO represents a material intensification of use that is wholly at odds with the prevailing character of the area.

Victorian terraced houses were constructed for low-density family occupation. Converting such a property into a multi-occupancy dwelling introduces:

- A high-turnover population
- Intensified daily activity
- A fundamentally different pattern of occupation

This is a direct conflict with the established residential character and contrary to planning principles requiring development to respect the scale, form, and function of its surroundings.

Unacceptable Highways and Parking Impact

Bedford Road already experiences severe parking stress, with residents frequently unable to secure on-street spaces. The street is narrow, heavily parked, and used daily by families and children.

An HMO typically introduces multiple unrelated adults, each with a high likelihood of car ownership. The resulting increase in vehicle numbers would:

- Exacerbate existing parking shortages
- Increase congestion
- Reduce visibility and safety for pedestrians
- Create additional hazards on a constrained Victorian road

This constitutes a material and unacceptable highways impact, directly contrary to the requirement for development not to compromise highway safety or exacerbate parking pressures.

Insufficient Capacity of Ageing Sewage and Drainage Infrastructure

The sewage and drainage systems serving Bedford Road are Victorian in origin and already prone to strain during periods of high usage. The application provides no evidence that these outdated systems can accommodate the significantly increased wastewater output associated with an HMO.

This raises legitimate concerns regarding:

- Overloading of the drainage network
- Increased risk of blockages or overflows
- Public health implications for residents

The absence of any infrastructure assessment renders the proposal unsound and unjustifiable.

Overdevelopment of a Small Terraced Property

82 Bedford Road is a small terraced house with limited internal space and no capacity for meaningful expansion. The proposed conversion constitutes overdevelopment, as the property cannot safely or reasonably accommodate the intensified use associated with an HMO.

Key concerns include:

- Insufficient communal living space
- Inadequate room sizes
- Limited capacity for safe fire escape routes
- Lack of appropriate refuse storage provision

The proposal risks creating substandard living conditions for occupants and detrimental impacts on neighbouring properties.

Significant Harm to Neighbouring Residential Amenity

HMOs typically generate higher levels of:

- Noise
- Comings and goings at irregular hours
- Waste and refuse
- General disturbance

In a tightly packed Victorian terrace, these impacts will be immediate, unavoidable, and harmful to neighbouring amenity. This directly conflicts with planning policy requiring development to safeguard the living conditions of existing residents.

Conclusion

For the reasons set out above, the proposed HMO at 82 Bedford Road is inappropriate, incompatible, and materially harmful to the character, infrastructure, and amenity of the area. It fails to meet fundamental planning requirements relating to:

- Residential character
- Highways and parking
- Infrastructure capacity
- Overdevelopment
- Neighbouring amenity

I therefore strongly urge Horsham District Council to refuse planning application DC/26/0616 in its entirety.

Thank you for your attention
Sent from my iPad