

[REDACTED]

From: planning applications
Sent: 20 February 2025 12:56
To: Data Scanning
Subject: FW: Formal Objection to Planning Application 25/00046/FUL – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

From: Lee Evans [REDACTED]
Sent: Monday, February 17, 2025 10:44 AM
To: Luke Rigby <Luke.Rigby@Rochford.gov.uk>; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; [REDACTED]
Subject: Re: Formal Objection to Planning Application 25/00046/FUL – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

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Hi Luke,

I hope you're doing well.

I wanted to follow up to see when I can expect a response regarding this matter. The HMO at 2 High Road is already at half occupancy (3 out of 6 rooms) despite no prior consultation with residents. I am particularly concerned about ensuring that the annex proposal is rejected and would appreciate clarification on whether a six-room HMO can be established without any formal notification, only to later seek approval for an expansion adding another 4–5 rooms.

Additionally, there is already a 17-room HMO under consideration, along with a proposed young offenders' facility nearby. These developments raise serious concerns for local residents, and I would like to understand the council's position on these issues.

I would appreciate any updates you can provide at your earliest convenience.

Thanks in advance
Lee

From: Lee Evans [REDACTED]
Sent: 13 February 2025 13:06
To: luke.rigby@rochford.gov.uk <luke.rigby@rochford.gov.uk>
Subject: Fw: Formal Objection to Planning Application 25/00046/FUL – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

Hi Luke just wanted to ensure you had this email.

I am more than a little concerned as this has skipped Rochford council guidelines for a 3 room HMO and the developers have already taken the room count up to 6 in the main residence and this annex takes a 6 room HMO to 9 or 10 so massive concerns on how this has been processed and want to put a stop to it and make sure if you havent given permission for the 6 rooms that this is stopped now.

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From: Lee Evans <[REDACTED]>
Sent: 13 February 2025 09:23
To: planning.applications@rochford.gov.uk <planning.applications@rochford.gov.uk>; cllrmike.sutton@rochford.gov.uk <cllrmike.sutton@rochford.gov.uk>; CllrRichard.Linden@Rochford.gov.uk <CllrRichard.Linden@Rochford.gov.uk>; cllrandrew.cross@rochford.gov.uk <cllrandrew.cross@rochford.gov.uk>; Vita Evans <[REDACTED]>
Subject: Formal Objection to Planning Application 25/00046/FUL – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

13 February 2025

Planning Department
Rochford District Council

Dear Planning team and Rochford District Council,

I am writing to formally object to planning application 25/00046/FUL, which seeks to develop an annex at 2 High Road, Rayleigh, SS6 7AA. This development will have a significant negative impact on our community and contravenes local planning policies.

Attempts to Expand HMO Capacity Before It Even Begins Operation

It has come to our attention that 2 High Road is currently being renovated to serve as an HMO, formal notification was only received this morning whilst typing this objection letter. Now, before the property has even begun operating as an HMO, the applicant is already seeking to expand its capacity further by adding an annex.

This raises serious concerns, as it suggests an intentional effort to increase occupancy beyond standard HMO limits through a staged development approach, avoiding the level of scrutiny that a larger HMO application would typically require. Such tactics undermine the planning process and community engagement, making it difficult for residents to fairly assess the true scale and impact of the project. My first objection is to one of Greed on the developers part who instead of renovating and reselling a family home in a family location with extremely close proximity to a primary school needs to make 400 a week per room on potentially a 9 or 10 room HMO rental. Is this something that is encouraged by Rochford district council? The prioritization of developer greed over its constituents?

Cumulative Over-Saturation of HMOs in the Area

Additionally, another large 12-room HMO development (Planning Ref: 24/00725/FUL) has already been built just a few meters away, and the developers are now awaiting for approval. Approving yet another high-occupancy dwelling in such close proximity will lead to an unacceptable concentration of HMOs, fundamentally altering the character of the neighborhood.

The combined impact of these developments would:

- Exceed the acceptable density of HMOs in a residential area, leading to long-term social and economic decline.

6. **Health and Wellbeing Impacts** – Councils have a legal duty under the Health and Social Care Act 2012 to assess how developments impact public health. High-density HMOs contribute to poor mental health, isolation, and antisocial behavior due to transient tenants and overcrowding.
7. **Severe Property Value Impact & Professional Assessment** – We have engaged RICS-certified chartered surveyors to assess the financial implications of this development. Preliminary estimates indicate that our property alone stands to lose £200,000–£300,000 in value, with the potential for it to become unsellable due to the adverse impact of an over-saturated HMO market in the area.
8. **The Annex May Be a Separate Dwelling** – If the annex is self-contained (with its own entrance, kitchen, or utilities), then it must be classified as a separate dwelling under planning law. This would require a separate application and full planning scrutiny, which may lead to outright refusal. The council should confirm whether the annex meets the criteria for a separate dwelling and assess the application accordingly.
9. **Request for Immediate Review & Rejection** – Given the cumulative impact of this proposal alongside the existing 12-room HMO (24/00725/FUL), we urge the council to reject this application and conduct a full review of the intended use of 2 High Road as an HMO. If the property is still undergoing renovation, further expansion should require a full planning application with proper scrutiny.
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Under Rochford District Council's policies, any HMO with more than 3 rooms should have been licensed and properly consulted on. The current development at 2 High Road is already operating as a 4-room HMO without the necessary licensing and consultation. This oversight further undermines trust in the planning process and raises additional concerns about the applicant's intentions.

Final Request: Protect Our Community & Housing Stock

The conversion of family homes into HMOs is making it increasingly difficult for families and first-time buyers to secure housing. Councils have a responsibility to maintain a balanced housing supply and to prevent the decline of residential communities. We urge the council to assess whether further HMO approvals are in the best interests of the local area.

In addition, we are deeply concerned about the lack of notification regarding these applications and the strain this development will place on local services such as parking and healthcare. The limited parking in the area is already a significant issue, and with the increased demand from additional tenants, congestion will worsen. Furthermore, it is becoming increasingly difficult to get an appointment at the local GP due to the growing population in Rayleigh, and such developments will only exacerbate these challenges.

I appreciate your time in considering this objection and look forward to your response.

Sincerely,

Lee Evans

4 High Road

Rayleigh, SS6 7AA



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Rochford District Council

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Sent: 20 February 2025 12:58
To: Data Scanning
Subject: FW: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA
Attachments: WhatsApp Video 2025-02-17 at 12.10.39.mp4

From: Lee Evans [REDACTED]
Sent: Monday, February 17, 2025 12:25 PM
To: Luke Rigby <Luke.Rigby@Rochford.gov.uk>; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; servita@hotmail.com
Subject: Re: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

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Hi Luke,

I appreciate your response regarding the planning application. However, as you can see from the attached video, this project is intended to be a 7-bedroom HMO, with all rooms designed as doubles (without the annex they are after). Given this, I would like clarification on how such properties are monitored and policed to ensure they do not exceed the permitted occupancy levels. What safeguards are in place to prevent this from becoming a 12- to 14-person HMO, with multiple occupants per room?

Additionally, I would like to understand why Rochford District Council has not implemented an **Article 4 Direction** to protect the town and its residents from the growing impact of HMOs. Many other councils and boroughs have already taken this step, recognizing the strain such developments place on local infrastructure, services, and community cohesion. Unfortunately, by the time local authorities begin to act, the damage is often already done.

Having personally experienced the negative impact of unchecked HMO proliferation in Central London, we chose to relocate to Rayleigh for its strong community feel and stable residential environment. However, the increasing number of HMOs in the area is raising serious concerns among residents. What steps is the council taking to ensure that the character and livability of Rayleigh are preserved?

I appreciate your time and look forward to your response.

Thanks in advance

Lee

From: Luke Rigby <Luke.Rigby@Rochford.gov.uk>
Sent: 17 February 2025 11:17

To: 'Lee Evans' <lee.evans@hotmail.co.uk>; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; [REDACTED]

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Good morning Lee,

Thank you for reaching out.

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I acknowledge the comments you have made, and these will be added to the case as a representation so that they can be considered when the application is determined.

Unfortunately, I cannot give any further details on the application; however, I do acknowledge your comments and will take these into account when putting forward my recommendation.

Planning Permission is generally only required for a HMO of 7 people or more as this requires a change of use. Legislation allows the change of use within the same use class without planning permission (such as going from a residential dwelling (use class C4) to a small HMO (use class C4)).

Kind Regards,

Luke.

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Subject: Re: Formal Objection to Planning Application 25/00046/FUL – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

- Overburden local infrastructure, including parking, waste collection, and public services.
- Create an imbalance in the community, reducing the number of family homes and introducing high tenant turnover, which often leads to increased noise and disruption.

Additional Legal and Planning Concerns with Application 25/00046/FUL

1. **Failure to Notify Residents in Line with Planning Law** – Local residents have only just received the planning notification letter this morning, giving us just 10 days to object, which is a very limited timeframe for such an important matter. This is in direct violation of The Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires proper consultation. We request that the council confirm what steps were taken to notify residents, and if any failures are found, invalidate this application until proper consultation with a reasonable time for objections occurs.
2. **Request for a Housing Needs & HMO Impact Assessment** – We formally request that the council require the applicant to submit a Housing Needs Assessment and an HMO Impact Study before granting any approval. Without this, there is no justification for additional HMO provision in an area that already has high-density multi-occupancy developments.
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4. **Overburdened Local Infrastructure** – Parking is already a major issue in this area. Additional tenants will worsen congestion, block driveways, and put a strain on refuse collection services. Large HMOs typically generate significantly more waste than standard family homes, creating environmental and public health concerns.
5. **Precedent for Further Unregulated HMO Expansions** – Approving this application would create a dangerous precedent that could encourage other developers to incrementally expand HMO capacity through annexes, bypassing planning scrutiny. We request the council assess whether an Article 4 Direction should be introduced to prevent further uncontrolled HMO expansion in this area.
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Final Request: Protect Our Community & Housing Stock

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In addition, we are deeply concerned about the lack of notification regarding these applications and the strain this development will place on local services such as parking and healthcare. The limited parking in the area is already a significant issue, and with the increased demand from additional tenants, congestion will worsen. Furthermore, it is becoming increasingly difficult to get an appointment at the local GP due to the growing population in Rayleigh, and such developments will only exacerbate these challenges.

I appreciate your time in considering this objection and look forward to your response.

Sincerely,

Lee Evans

4 High Road

Rayleigh, SS6 7AA



13 February 2025

Planning Department
Rochford District Council

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Find out more about cost of living support | Rochford Council

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Brentwood.gov.uk/cost-of-living
Rochford.gov.uk/cost-of-living

BRENTWOOD BOROUGH COUNCIL
Rochford DISTRICT COUNCIL

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[REDACTED]

From: planning applications
Sent: 20 February 2025 13:00
To: Data Scanning
Subject: FW: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

From: Lee Evans [REDACTED]
Sent: Tuesday, February 18, 2025 12:12 PM
To: Luke Rigby <Luke.Rigby@Rochford.gov.uk>; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; [REDACTED]
Subject: Re: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

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Thanks all for your responses but i have a few concerns that still need addressing regarding the operation of the **HMO at 2 High Road, Rayleigh**, and would like urgent clarification on **licensing enforcement, anti-social behaviour controls, and the need for stronger local HMO regulations**.

Recent correspondence from Rochford District Council officials has confirmed that:

- The **HMO at 2 High Road** has already been licensed for six rooms and seven occupants without any requirement for public consultation.
- The **licensing process does not currently inform councillors or residents**, which raises concerns about transparency.
- The landlord originally sought to extend the HMO with an annex but has been advised this would be classified as a separate dwelling.

1. Can the Council confirm that the annex planning request is now off the table?

- Recent communication from the Council suggests that the owner **may no longer be pursuing** the annex extension as part of the HMO.
- However, is this a definitive decision, or could the annex still be developed under a different application?
- If the annex is still under consideration, will it be subject to full planning scrutiny and consultation with residents?

2. Why is the room threshold for HMOs so high in Rochford?

- If this is simply because "other councils do this," should Rochford **not adopt an Article 4 Direction** to ensure that **any HMO** requires full planning permission?
- Many areas experiencing **HMO oversaturation** have already introduced Article 4 to **protect neighbourhood stability and ensure proper regulation**. Why has Rochford not yet done the same?

3. What enforcement measures exist for managing anti-social behaviour and repeated tenant disturbances?

- At what point do persistent complaints trigger a **review or revocation** of an HMO licence?

- How does the council ensure landlords take responsibility for tenant behaviour?

4. Why are councillors and residents not notified of new HMO applications?

- Councillors **should be informed** of HMO licence applications as soon as they are received by the Council, as transparency is critical for maintaining public trust.
- Will the Council commit to changing this policy to ensure **councillors and local residents receive proper notification**?

5. What safeguards exist to prevent HMO oversaturation?

- Another **12-room HMO (Planning Ref: 24/00725/FUL)** is already being developed a few metres away, and a **potential 17-room facility** is in the approval process nearby.
- Does Rochford District Council assess the **cumulative impact** of multiple HMOs in a small area?
- **Should the Council introduce an Article 4 Direction** to prevent uncontrolled expansion of HMOs in residential areas?

6. How will the Council address the financial impact on homeowners?

- **The HMO next to the property can reduce property values by £200,000, making homes unsellable.**
- This is a direct consequence of poor planning regulation and lack of consultation.
- **Will Rochford District Council take responsibility for these financial losses, or will affected residents need to seek legal action?**

7. How can residents formally report concerns about HMOs and hold landlords accountable?

- Is there a dedicated officer responsible for HMO compliance and neighbourhood impact assessments?
- What specific action can be taken against landlords who fail to manage tenant behaviour?

Given the serious concerns raised by residents and councillors alike, I urge the Council to **review its approach to HMO regulation and licensing transparency**. The lack of oversight risks **destabilising the neighbourhood** and setting a precedent where developers can convert residential properties into multi-occupancy rentals without community input.

I would appreciate a detailed response to these concerns and an update on whether Rochford District Council intends to introduce **Article 4 protections** to prevent unregulated HMO expansion.

Thanks in advance

Lee

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Sent: 17 February 2025 11:17

To: 'Lee Evans' [REDACTED]; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; [REDACTED]; [REDACTED]

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Final Request: Protect Our Community & Housing Stock

The conversion of family homes into HMOs is making it increasingly difficult for families and first-time buyers to secure housing. Councils have a responsibility to maintain a balanced housing supply and to prevent the decline of residential communities. We urge the council to assess whether further HMO approvals are in the best interests of the local area.

In addition, we are deeply concerned about the lack of notification regarding these applications and the strain this development will place on local services such as parking and healthcare. The limited parking in the area is already a significant issue, and with the increased demand from additional tenants, congestion will worsen. Furthermore, it is becoming increasingly difficult to get an appointment at the local GP due to the growing population in Rayleigh, and such developments will only exacerbate these challenges.

I appreciate your time in considering this objection and look forward to your response.

Sincerely,

Lee Evans

4 High Road

Rayleigh, SS6 7AA

13 February 2025

Planning Department
Rochford District Council

[Find out more about cost of living support | Brentwood Council](#)

[Find out more about cost of living support | Rochford Council](#)

[REDACTED]

From: planning applications
Sent: 20 February 2025 13:02
To: Data Scanning
Subject: FW: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

From: Lee Evans [REDACTED]
Sent: Thursday, February 20, 2025 9:13 AM
To: Luke Rigby <Luke.Rigby@Rochford.gov.uk>; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; [REDACTED]; Tara Miller <Tara.Miller@Rochford.gov.uk>
Subject: Re: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

Hi Luke and Team,

I have yet to receive a response regarding the concerns I raised about the **HMO at 2 High Road, Rayleigh**, and the wider implications for our neighbourhood. Could you please confirm when I can expect a reply, or direct me to the appropriate contact who can address these issues?

If HMOs are being **approved without consultation**, it is essential that **proper regulation and enforcement measures** are in place to **minimise disruption to residents**. This is particularly concerning given recent disturbances, including:

- **Two consecutive days of excessive smoke** from the neighbouring property, preventing us from using our garden during half-term.
- **Burning of plastics and garden waste**, which has filled our home with smoke, affecting my child with asthma and disrupting our ability to work from home.

Key Concerns Requiring Urgent Clarification

1. Annex Development – Is the Planning Request Now Off the Table?

- Can the Council confirm whether the owner has **fully abandoned** plans to extend the HMO via an annex?
- If not, will any future application be subject to **full planning scrutiny and resident consultation**?

2. Why is Rochford Allowing High-Occupancy HMOs Without Full Planning Control?

- Should Rochford **adopt an Article 4 Direction** to ensure **all HMOs require planning permission**?
- Other councils have introduced **Article 4 in HMO-saturated areas** to prevent destabilisation of local communities. **Why has Rochford not done the same?**

3. Enforcement of Anti-Social Behaviour and Licensing Governance

- **At what point does continued disruption trigger a licence review or revocation?**
- **How many more issues must residents endure before "enough is enough"?**
- What **clear governance and enforcement measures** exist to regulate tenant behaviour and ensure landlords are held accountable?

- If an HMO is linked to **persistent anti-social behaviour and disturbances**, what **formal action** can be taken by residents and the Council to **challenge or revoke the licence**?

4. Why Are Councillors & Residents Not Notified of New HMO Licences?

- Councillors and local residents **should be informed** of HMO applications **as soon as they are received**.
- Will the Council commit to **greater transparency** on HMO applications?

5. Preventing HMO Oversaturation – What Safeguards Exist?

- Another **12-room HMO** (Planning Ref: 24/00725/FUL) is under development **just metres away**, and a **17-room facility is also in the approval process nearby**.
- Does the Council consider the **cumulative impact of multiple HMOs in close proximity**?
- Will Rochford **adopt an Article 4 Direction** to prevent uncontrolled expansion of HMOs in residential areas?

6. Financial Impact – Will the Council Address Property Devaluation?

- The presence of an **HMO next door can reduce property values by up to £200,000, making homes unsellable**.
- **Will Rochford District Council take responsibility for these financial losses, or will affected residents need to seek legal action?**
- Will affected homeowners see a **reduction in council tax** to reflect the **negative impact on property values**?

7. Reporting & Accountability – How Can Residents Raise Complaints?

- Is there a **dedicated officer** responsible for HMO compliance and addressing neighbourhood concerns?
- What **specific actions** can be taken against landlords who fail to manage their properties appropriately?

8. The Council Must Take Responsibility – Passing Residents to Other Teams is Unacceptable

I want to make it **very clear** that being told to “speak to another team” is **not an acceptable response**. The **Council has allowed this to happen**, and therefore it is **fully accountable** for the consequences.

- **Who is taking ownership of these issues?**
- **Which department is responsible for ensuring that licensing, enforcement, and resident concerns are actually addressed?**
- If the current system fails to protect residents, what immediate changes will the Council make to correct this?

Given the **seriousness of these issues** and the **growing concern among residents**, I urge the Council to review its **HMO policies, licensing procedures, and enforcement measures**. The lack of oversight risks **destabilising the neighbourhood** and setting a dangerous precedent for **unregulated multi-occupancy conversions**.

I look forward to a **prompt and detailed response**, not another attempt to pass this issue to a different department. **This is a matter of accountability.**

From: Lee Evans <[REDACTED]>
Sent: 18 February 2025 12:12
To: Luke Rigby <Luke.Rigby@Rochford.gov.uk>; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; [REDACTED] <[REDACTED]>
Subject: Re: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

Thanks all for your responses but i have a few concerns that still need addressing regarding the operation of the **HMO at 2 High Road, Rayleigh**, and would like urgent clarification on **licensing enforcement, anti-social behaviour controls, and the need for stronger local HMO regulations.**

Recent correspondence from Rochford District Council officials has confirmed that:

- The **HMO at 2 High Road has already been licensed for six rooms and seven occupants** without any requirement for public consultation.
- The **licensing process does not currently inform councillors or residents**, which raises concerns about transparency.
- The landlord originally sought to extend the HMO with an annex but has been advised this would be classified as a separate dwelling.

1. Can the Council confirm that the annex planning request is now off the table?

- Recent communication from the Council suggests that the owner **may no longer be pursuing** the annex extension as part of the HMO.
- However, is this a definitive decision, or could the annex still be developed under a different application?
- If the annex is still under consideration, will it be subject to full planning scrutiny and consultation with residents?

2. Why is the room threshold for HMOs so high in Rochford?

- If this is simply because "other councils do this," should Rochford **not adopt an Article 4 Direction** to ensure that **any** HMO requires full planning permission?
- Many areas experiencing **HMO oversaturation** have already introduced Article 4 to **protect neighbourhood stability and ensure proper regulation**. Why has Rochford not yet done the same?

3. What enforcement measures exist for managing anti-social behaviour and repeated tenant disturbances?

- At what point do persistent complaints trigger a **review or revocation** of an HMO licence?
- How does the council ensure landlords take responsibility for tenant behaviour?

4. Why are councillors and residents not notified of new HMO applications?

- Councillors **should be informed** of HMO licence applications as soon as they are received by the Council, as transparency is critical for maintaining public trust.
- Will the Council commit to changing this policy to ensure **councillors and local residents receive proper notification**?

5. What safeguards exist to prevent HMO oversaturation?

- Another **12-room HMO (Planning Ref: 24/00725/FUL)** is already being developed a few metres away, and a **potential 17-room facility** is in the approval process nearby.
- Does Rochford District Council assess the **cumulative impact** of multiple HMOs in a small area?
- **Should the Council introduce an Article 4 Direction** to prevent uncontrolled expansion of HMOs in residential areas?

6. How will the Council address the financial impact on homeowners?

- The HMO next to the property can reduce property values by **£200,000**, making homes **unsellable**.
- This is a direct consequence of poor planning regulation and lack of consultation.
- **Will Rochford District Council take responsibility for these financial losses, or will affected residents need to seek legal action?**

7. How can residents formally report concerns about HMOs and hold landlords accountable?

- Is there a dedicated officer responsible for HMO compliance and neighbourhood impact assessments?
- What specific action can be taken against landlords who fail to manage tenant behaviour?

Given the serious concerns raised by residents and councillors alike, I urge the Council to **review its approach to HMO regulation and licensing transparency**. The lack of oversight risks **destabilising the neighbourhood** and setting a precedent where developers can convert residential properties into multi-occupancy rentals without community input.

I would appreciate a detailed response to these concerns and an update on whether Rochford District Council intends to introduce **Article 4 protections** to prevent unregulated HMO expansion.

Thanks in advance

Lee

From: Luke Rigby <Luke.Rigby@Rochford.gov.uk>

Sent: 17 February 2025 11:17

To: 'Lee Evans' <[REDACTED]>; planning applications <planning.applications@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Cllr Mike Sutton <CllrMike.Sutton@Rochford.gov.uk>; Cllr Richard Linden <CllrRichard.Linden@Rochford.gov.uk>; [REDACTED] <[REDACTED]>

Subject: RE: Formal Objection to Planning Application cc – Proposed Annex Development at 2 High Road, Rayleigh, SS6 7AA

Good morning Lee,

Thank you for reaching out.