

-----Original Message-----

Sent: 23 August 2024 09:56

To:

Subject: 22 August 204: New Planning regulations for some small HMOs

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I support these changes, they are long over due. Here in Stanwell North Clare Road we have seen many of the bungalows that are suitable for the elderly remaining independently in their own homes being bought by investors and then being over developed and having many people living in these properties. Some of these properties have had day rooms built in the gardens then the family that built this have moved out and the property has become a small HMO. This usually means more cars that have to be parked on the highway many on the once nice green verges. the landlords have little regard for the normal residents and the property is in very poor condition, the gardens littered with trade waste, many are also used by shift workers from Heathrow Airport with comings and goings all day and night. We have seen a steady decline in the area over the last 20 years with more ASB, less Police presence, increased demand on doctors etc.

May I suggest that a proper audit is done on who actually lives here in these houses and flats.

Thank you

-----Original Message-----

From: [REDACTED]

Sent: 09 November 2024 22:31

To: [REDACTED]

Subject: Article 4 motion ashford town

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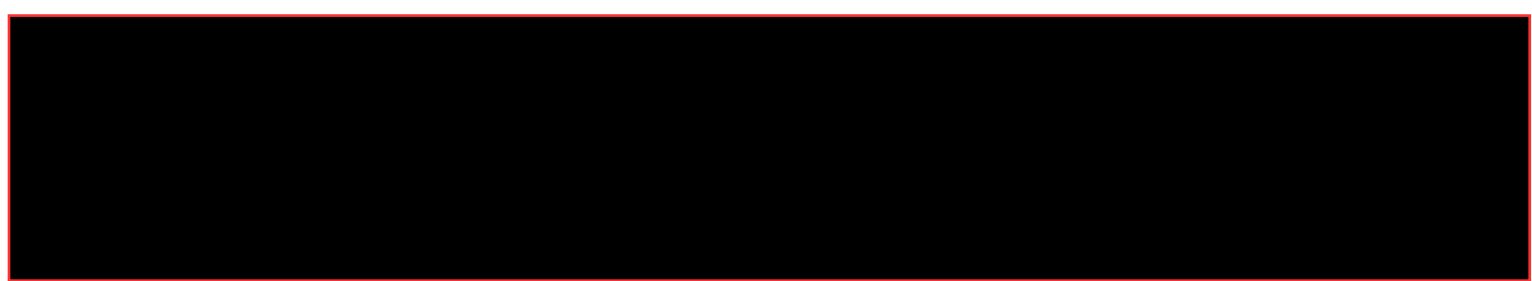
Dear Spelthorne,

Why is the whole of spelthorne not included in this article 4 motion, ashford town is especially besieged with HMOs and possible new developments so surely this should apply to the whole borough?

Best wishes,

[REDACTED]

[REDACTED]



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**From:** [Redacted]  
**Sent:** 27 August 2024 07:11  
**To:** [Redacted]  
**Cc:** eh@spelthorne.gov.uk  
**Subject:** Dwellinghouses (C3) to small HMOs (C4) - Article 4 Direction across the Staines, Stanwell North, and Ashford North & Stanwell South wards

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**Caution:** This is an external email and may be malicious. Please take care when clicking links or opening attachments. Hi,

The Article 4 change should be applied to all parts of the borough, or you'll just be pushing the problems into other areas.

In West Close TW15 a 'small' HMO has been made with no consideration of parking resources. There is now nowhere to park in the street of an evening. It attracts personal and commercial vehicle parking. Please come and see for yourselves.

If the problem is such for residents of part of our borough then it's such for all of us, and in my view it's short-sighted economics to only partially resolve.

Many thanks,  
[Redacted]

**From:** [REDACTED]  
**Sent:** 24 September 2024 16:23  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** HMO's in Spelthorne

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I really cannot believe that the council seem to think

that only a few area's in Spelthorne are affected by the HMO's, Is this maybe because you are Not aware just how many of these have actually been developed or in the proceeds of being built? This new Planning Rule "Article 4" should cover the whole area, the only reason that you haven't received complaints as yet from the Whole area is because we are only just experiencing numerous HMO's popping up on our doorsteps and experiencing the issues this is causing us. Why do you need to wait until issues arise? Isn't it obvious that when family homes on what has been Family Housing estates are being taken over by Numerous HMO's that it is going to affect the neighbourhood? One HMO on one estate is probably acceptable but for myself and my close neighbours "4" is too much with too many people living in these to NOT have an affect on our lives.

I live at [REDACTED] and adjacent to Ashridge Way, initially we had 1 family house at [REDACTED] converted into a HMO. Not a problem apart from parking issues. Within the last few months and as of Today we have another "3"houses a total at this time being "4" HMO's and within metres of each other! One of these at [REDACTED] almost opposite to [REDACTED] the conversion is completed. "2" others almost all on my doorstep being converted now, no's [REDACTED] looking like and sounding like building sites, No consideration for neighbours at all. Builders, Skips, Heavy Goods Delivery Lorries, sometimes at 06-30 and all totally ignorant to the destruction they cause to grass areas and pavements/walkways.

My concerns are that as soon as the next house in this area is put up for sale it will be snapped up for HMO (possibly by the same Property Developer) I with my neighbours are fearful that every future house sale will become another Tenement HMO, Building, with the occupants all most certain to be 99 % men, this is Not a suitable area for unlimited HMO's it has always been an estate where families with children have lived, I have lived here on [REDACTED] since day "1" when the estate was built,(73years ago) I and my own children and grandchildren had a perfect childhood growing and playing on this estate BUT I would not feel comfortable today letting children out to play on the green here. I can only speak from the experiences I and my neighbours have had from the few months that the HMO at [REDACTED] has been occupied and based on this alone I feel a lot more thought needs to be given by the council to make this Article 4 apply to ALL Spelthorne areas. We have had One Police Raid with someone taken away for a RAPE!! The majority of these people are not sociable or at all interested in whether an area is kept clean and tidy! It seems that the occupants change every few weeks and On a few occasions over the last few weeks when I have driven past this HMO in the afternoon to get to my house I have seen a group of 5 or 6 men and a woman sat in the Front Garden with beer cans in hands, my first thought was that I was Downtown Miami, it felt very intimidating to me and not what you would feel comfortable about to allow children around. [REDACTED] is a family with two young daughters so put yourself in their place, two girls having to walk into their home with the front door where these people are sitting literally a couple of feet away from their front door? I usually walk my dog feeling comfortable out on the green outside my house in the evening, not anymore. I said I would not leave this estate until I'm carried out in a box that is how much I have loved living here and always felt safe, not anymore! To top all of this, and seems that we as home owners are not given any consideration again is that these HMO buildings are lowering the value of our house, Every person that you mention this topic to Everyone agrees that they would not want to live next door to or too close to one AND we have 4 on our doorstep! Also no consideration given for terraced houses with small gardens to suddenly have a 5 metre long wall x 4 metre's high, No consideration is given to the fact that 6 separate occupants per HMO coming and going at all hours, then we come back to the dreaded issue of Parking, already we have some of the HMO tenants in Ashridge Way parking their Vans and cars in the Kenyngton Drive Parking bays I dread to think what it will be like with possibly "12"more vehicles, I know though what this will mean "the nicely kept grass areas that we neighbours cut and care for will become a scruffy car park" making this area look like a slum. The area that these HMO's being created so close together on this estate is an absolute disgrace No thought on how this affects the families at all. Is anyone outside of our living area really Interested? Concerned? I doubt it and this is why this country is what it is today. Please reconsider that the whole of Spelthorne should be included in Article 4 otherwise every X council House will become a HMO because this seems to be the most favoured property that these HMO developers are favouring

