

Reference No 07/20/0013F

Re: 17 Rye Road - Change of use from a shop with storage over three floors to four one-bed residential units over four floors

I am writing to you on behalf of The Hoddesdon Society.

We have no objection to the change of use per se. However, there are two significant issues which are contrary to planning guidelines/requirements:

(1) There is no parking provision. The plans add four additional households (although one bed flats, this could be potentially up to 8+ cars). There is already inadequate parking in this part of Rye Road and great pressure on parking because of the station. This is contrary to the planning guidelines.

(2) The Waste Supplementary Planning Guidance provides that there must be sufficient storage provision for waste, sets out the bin storage requirements, and provides that planning applications identify the proposed provisions. The application form confirms there is no provision for bin storage for these four new households. This is contrary to guidelines and is likely to create unworkable issues. The pavement outside no 17 is very narrow and would be entirely blocked by the bins, if placed on the roadside on waste pick up day. It is also the main walking route to the station.

These are two issues which have a real effect on the people living in the vicinity and in the general amenity of the area, as lack of proper waste storage provision tends to lead to rubbish problems and problems with pavement blocking.

We also think that three rather than four storeys would be more in keeping with the houses in the immediate area.