

Cllr Charlie Davis

Cllr Spencer Drury



18th December 2021

Appeal to Planning Inspectorate for House in Multiple Occupation

Dear Resident,

We are writing to keep you up to date with the application to allow 35 Greenvale Road to become a 'House in Multiple Occupation' (HMO). Several residents have been in touch with us to express their concerns about this development and the retrospective application to convert the house to an HMO was rejected by the Council. However, recently there has been an appeal against the Council's decision which you may want to comment upon before the deadline of 6th January 2022.

The original planning application was made in May 2021 to turn 35 Greenvale Road into a 5 bedroom HMO which is divided into 3 double bedrooms and 2 singles. The application was rejected in July 2021 for two key reasons:

- The shared kitchen is not big enough for so many people to use. The regulations require a kitchen of at least 14.5 square metres for the 8 people who could live in this house but the development only allows for 10 square metres.
- There are not enough separate toilets and bathrooms in the proposed development for the 8 potential residents.

All of the comments received by the Council on the HMO application from earlier in the year will be passed to the Government's Planning Inspectorate but if you have not commented before or you wish to update your comments in the light of the Council's decision please do so before 6th January 2022.

To comment on the appeal, you need to visit the Planning Inspectorate website (<https://www.gov.uk/appeal-planning-inspectorate>) and the appeal reference is APP/E5330/W/21/3283606. If you would like to see the full documentation on the planning application it is available on the Council's website and the reference is 21/1734/F. We know there are quite a lot of links here, so we'll put this letter together with the links up on our website (Eltham Matters - <https://www.elthammatters.co.uk/>) in the next couple of days so you can access them if you would like.

Should you have any other issues or concerns you wish to raise with us in our role as your local ward Councillors, please do get in touch by emailing either of us at charlie.davis@royalgreenwich.gov.uk or spencer@spencerdrury.com.

Best wishes,

A handwritten signature in black ink that reads "Charlie Davis".

Cllr Charlie Davis

A handwritten signature in black ink that reads "Spencer Drury".

Cllr Spencer Drury