# Southend Council to consider approval of nine-bedroom HMO in Westcliff despite local objections



Southend Council is set to consider granting planning permission for the conversion of a family home in Westcliff into a House in Multiple Occupation (HMO), despite objections from local residents who describe the situation as "beyond a joke." The property, located on Brightwell Avenue, currently functions as a family residence but is proposed to be transformed into a multi-bedroom rental property with a total of nine bedrooms.

Planning officers have recommended that the proposal be approved when it is discussed by development control councillors in their meeting scheduled for next Wednesday. The plans include two bedrooms within an existing rear dormer, four bedrooms on the first floor, and three bedrooms on the ground floor. Additional features of the development include a kitchen, dining room, utility room, boiler room, and shared bathroom. There is also a proposed single-storey side extension intended to house the boiler and utility rooms. Furthermore, the plans incorporate a cycle enclosure for nine bicycles and a refuse store.

The proposal benefits from a certificate of lawfulness granted in January 2025 for a six-bedroom HMO on the site. However, residents have voiced several concerns about the impact of converting the property to a larger HMO. The council has received three letters of objection highlighting worries over increased crime and antisocial behaviour, the proliferation of HMOs in the area, potential detrimental effects on the character of Brightwell Avenue, as well as increased noise, traffic, and parking pressures.

Julian Lowes, a Westcliff resident, spoke to the Yellow Advertiser expressing his apprehension, saying: “We’ve objected to one in Manor Road. It is absolutely beyond a joke and local long-term residents in the area are getting very fed up and very scared about it. What happens is, you get by the very nature of them, you get people that perhaps have some issues. We get them congregating outside a little hotel near where we live. They all come together and sit outside drinking and smoking.”

Mr Lowes further described problems resulting from transient occupants, noting: “When they move on you end up with all their bedding and everything else dumped on the street outside. We have that all the time. It’s the residents who suffer the problems. Residents are getting fed up with the density but no one gives a damn.”

Despite these objections, the planning officer’s report concluded that the proposal complies with relevant planning policies and guidelines. The report states: “The proposal is found to be acceptable and compliant with the relevant planning policies and guidance. As there are no other material planning considerations which would justify reaching a different conclusion it is recommended that planning permission is granted subject to conditions.”

The final decision on the application will rest with the council’s development control councillors when they meet next Wednesday to vote on the plans.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.southend.gov.uk/housing-information/houses-multiple-occupation> - This page explains the specific rules and regulations that apply to Houses in Multiple Occupation (HMOs) in Southend, confirming the regulatory framework that the proposed HMO conversion in Westcliff would be subject to.
2. <https://www.southend.gov.uk/planning-building/view-comment-planning-applications-online-1> - This Southend Council service allows public viewing and commenting on planning applications, supporting the claim that local residents can object and that planning proposals, such as the HMO conversion on Brightwell Avenue, are publicly scrutinized.
3. <https://www.southend.gov.uk/HMORegisterMap> - The HMO Register Map maintained by Southend Council provides information on existing HMOs in the area, which corroborates residents' concerns about the proliferation of HMOs in neighborhoods like Brightwell Avenue and Westcliff.
4. <https://southend.moderngov.co.uk/documents/s59560/Report.pdf> - This planning officer report from Southend Council details a similar HMO proposal in Westcliff, including descriptions of room layouts and planning considerations, supporting the article's information about the planning officers recommending approval of a multi-bedroom HMO.
5. <https://www.southend.gov.uk/downloads/file/5866/essex-hmo-amenity-standards> - The Essex HMO Amenity Standards document outlines requirements for HMO conversions, such as facilities and planning permissions needed for properties with seven or more occupants, corroborating the article’s mention of planning policies guiding the proposal for a nine-bedroom HMO.
6. <https://www.yellowad.co.uk/news/residents-criticise-rise-of-hmos-in-westcliff-southend> - This Yellow Advertiser article reports on local resident objections to HMOs in Westcliff, including direct quotes from Julian Lowes about issues like antisocial behavior and rubbish dumping, confirming the article's claims about public opposition and specific community concerns.
7. <https://www.yellowad.co.uk/latest-plan-for-9-bed-westcliff-hmo-branded-beyond-a-joke/?utm_source=rss&utm_medium=rss&utm_campaign=latest-plan-for-9-bed-westcliff-hmo-branded-beyond-a-joke> - Please view link - unable to able to access data