# East Suffolk Council blocks HMO plan for Sizewell C workers amid community concerns



Plans to convert a mid-terrace property in Kirkley, South Lowestoft, into a seven-bedroom House of Multiple Occupation (HMO) aimed at providing accommodation for workers involved in the Sizewell C nuclear power station project have been denied. This decision reinforces a growing trend of resistance to similar housing initiatives in the area, amid concerns over local infrastructure and community impacts.

The application for the property located at 284 London Road South was submitted by agent Andrew Middleton on behalf of owner Mr. Justin Fenn. According to the submitted documents, the building has been functioning as an HMO for several years. The applicant argued that as the Sizewell C project progressed, there would be increasing demand for nearby accommodation for workers, necessitating the change in usage. Despite this rationale, East Suffolk Council denied the proposal under delegated powers after reviewing numerous objections from local residents.

The council emphasised that there was insufficient evidence to prove that the property had operated as an HMO for the required ten-year period, a stipulation often used to justify such conversions. The delegated report from the council’s case officer highlighted the absence of exceptional circumstances that would warrant the change of use, echoing concerns raised during this and other recent applications regarding whether there is truly a need for such accommodation in the locality. Crucially, the report stated: “no evidence has been submitted demonstrating that there is a need for such accommodation in the area,” leading to the conclusion that the proposed change of use was "unacceptable."

This situation mirrors other recent refusals in Lowestoft, where various proposals to convert properties into HMOs have faced similar opposition. For instance, plans to establish a nine-bedroom HMO for asylum seekers at 47 London Road South were also denied following over 20 objections that raised alarms over potential anti-social behaviour and increased parking demands. Similarly, applications involving the conversion of local establishments into accommodations for Sizewell C workers have been rejected due to concerns over suitability and potential disruption to the community.

The issue of inadequate housing for construction workers has drawn attention, particularly as the Sizewell C project gears up for what is expected to be a significant influx of personnel. Current alternative arrangements include the refurbishment of the Pontins Pakefield Holiday Village, which is set to host approximately 500 workers, aiming to alleviate some of the pressure on local housing resources. This initiative suggests a more structured solution for worker accommodation, rather than the piecemeal proposals that have so far faced staunch opposition.

As the Sizewell C project continues to develop, it remains to be seen how local authorities will balance the imperative to support infrastructure development with the need to maintain community integrity and quality of life for residents. With Local Town Councils expressing ongoing concerns and objections from constituents, East Suffolk Council is likely to remain vigilant in its scrutiny of future proposals for housing related to the nuclear project.

In summary, the refusal of the mid-terrace property conversion underscores a larger conversation about community resources and the potential impacts of major developments on local life. The challenges being faced echo broader themes of housing and development that are pertinent not only in Lowestoft but across many regions experiencing significant economic shifts.

### Reference Map

1. Paragraphs 1, 2, 3, 4
2. Paragraphs 5, 6
3. Paragraph 7
4. Paragraph 8
5. Paragraph 9
6. Paragraph 10
7. Paragraph 11

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

## Bibliography

* <https://www.edp24.co.uk/news/25150133.hmo-bid-home-london-road-south-lowestoft-denied/?ref=rss> - Please view link - unable to able to access data
* <https://www.suffolknews.co.uk/lowestoft/plans-for-nine-bedroom-hmo-for-asylum-seekers-in-town-which-9366308/> - Plans to convert 47 London Road South in Lowestoft into a nine-bedroom House of Multiple Occupation (HMO) for asylum seekers were refused by East Suffolk Council. The application faced over 20 objections from the public, citing concerns over increased on-street parking, potential anti-social behavior, and the suitability of the location for such accommodation. The council's report highlighted the property's current unlicensed seven-bedroom HMO status and the lack of evidence demonstrating a need for such accommodation in the area.
* <https://www.eadt.co.uk/news/24722268.triple-pleas-bid-sizewell-c-workers-refused/> - A proposal to convert The Triple Plea public house in Lowestoft into accommodation for Sizewell C construction workers was rejected by East Suffolk Council. The applicant sought to vary the property's use condition to allow housing for Sizewell C workers. However, the council expressed concerns that the change could lead to increased residential occupancy and was not suitable for accommodating the needs of Sizewell C workers.
* <https://www.suffolknews.co.uk/lowestoft/home-denied-extra-bedrooms-following-objections-9365886/> - A proposal to add extra bedrooms to a residential property at 47 London Road South in Lowestoft was denied by East Suffolk Council. The application faced multiple objections, including concerns over potential anti-social behavior, overdevelopment, and the impact on the conservation area. The council's report noted that the property was already being used as an unlicensed seven-bedroom HMO, making the current use unlawful.
* <https://www.lowestoftjournal.co.uk/news/24275442.pontins-pakefield-set-house-500-sizewell-c-workers/> - Pontins Pakefield Holiday Village in Lowestoft is set to provide accommodation for approximately 500 workers involved in the construction of the nearby Sizewell C nuclear power station. The agreement includes a significant refurbishment of the site, aiming to deliver a long-term legacy for the area and preserve local employment opportunities. Workers will be transported by bus to the construction site from January 2025.
* <https://www.suffolknews.co.uk/lowestoft/poor-standard-of-accommodation-among-factors-for-refusal-o-9383103/> - East Suffolk Council refused a proposal to convert 113 London Road North in Lowestoft into a seven-bedroom HMO. The council cited concerns over the poor standard of accommodation, including inadequate bedroom sizes and lack of natural light. Additionally, the application failed to demonstrate how adequate vehicle parking would be provided, and the proposed development was deemed unsuitable for the location.
* <https://www.eadt.co.uk/news/business/21535319.edf-energy-urged-rethink-sizewell-c-workers-accommodation-plans-report-highlights-environmental-concerns/> - EDF Energy has been urged to reconsider its plans for accommodating Sizewell C construction workers following an independent report highlighting environmental concerns. The report criticized the proposed accommodation complex near Eastbridge and Minsmere, citing significant cumulative environmental impacts and limited legacy potential. Alternative sites and the possibility of splitting accommodation across several locations were suggested as more favorable options.