



Report of the Chief Planning Officer

SOUTH & WEST PLANS PANEL

Date: 5th September 2024

Subject: 24/01430/FU - Change of use from Dwellinghouse (Use Class C3) to 5 bed HMO (Use Class C4); insertion of 2no. rooflights to rear; infill of first floor rear window; new lightwell and render to rear at 21 Longroyd Terrace, Beeston, Leeds LS11 5JH

APPLICANT

Sovereign Homes &
Developments Ltd

DATE VALID

21st March 2024

TARGET DATE

2nd August 2024

Electoral Wards Affected:

Hunslet and Riverside

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the planning conditions specified below

- 1. Time limit for full permission (3yrs)**
- 2. Implement in accordance with approved plans/ specifications**
- 3. Implement cycle and bin storage facilities**

INTRODUCTION:

1. This planning application involves the conversion of the application property to form a 5 bedroom House in Multiple Occupation (HMO). The application is brought to Plans Panel at the request of Ward Councillor Ed Carlisle and the request satisfies an exception outlined within the Officer Delegation Scheme. It is therefore appropriate that this planning application be determined at South and West Plans Panel. Cllr Ed Carlisle advises of 'a confluence of factors leading to a deterioration in the liveability of that neighbourhood, and the proliferation of HMOs (and the increase in transient and/or high-need tenants that often follows) has undoubtedly been one of the factors'.

2. Overall, the proposal is not considered to result in an unacceptable increase of HMOs locally that would undermine the balance and health of the community and would not unduly impact on the residential amenity of occupiers or neighbours or have a detrimental effect on the local highway network. Accordingly, the application is recommended for approval.

PROPOSAL:

3. This application proposal involves the conversion of a dwelling (Class C3 use) to a house in multiple occupation (Class C4 use- small HMOs between 3-6 occupants). Such a change would typically be permitted through the provisions of the General Permitted Development Order (GPDO) Schedule 2, Part 3, Class L (Small HMOs to dwellinghouses and vice versa) however the application property falls within an area subject to the City Council's Article 4 Direction which requires planning permission for the change of use of dwellinghouses (C3 use) to small HMOs (C4 use). This direction was brought into effect in February 2012.
4. The property provides 5 bedrooms (ranging from 8.75-17sqm) split across ground, first and second floors with communal access to kitchen/ dining facilities (24sqm) at ground floor and a TV/cinema room (17.5sqm) in the basement. Shared bathroom facilities are provided at first floor level for use by occupiers of bedrooms 3, 4 and 5. The proposed conversion involves the insertion of 2no. rooflights within the rear roof plane and a new lightwell to the rear (to provide additional light/ ventilation to basement). In addition, the proposal illustrates an intention to block up an existing first floor rear window and render the rear elevation. The proposal retains the use of existing yard areas to accommodate communal external storage facilities for bins and cycles.

SITE AND SURROUNDINGS:

5. The application property is a mature mid terrace 2½ storey dwelling constructed of red brick with a grey tiled roof over. The dwelling has a gable window feature to the front eaves and a ground floor bay window and canopy detail which extends across the front elevation. The property's front yard is enclosed by walling and timber fencing. The property has a single storey projection to the rear standing within a yard area enclosed by a combination of brick walling, metal and wooden trellis fencing.
6. The property stands amongst a short run of 3no. similarly designed terraced properties attached to a run of alternatively designed terraces of lower height and fewer architectural features. During site inspection, the terraces were predominantly occupied as single-family houses. The subject terrace stands to the southern edge of a dense residential area (Longroyds/ Fairfords) comprising through-terraces, back-to-back terraces as well as clusters of semi-detached dwellings.
7. The application property sits within the southern end of the terrace row and faces out to a parcel of open space. This open space is laid out as grass and fringed to its eastern edge by mature tree planting. The land slopes upwards and provides a landscaped buffer to the M621 motorway carriageway. Tunstall Road to the south is elevated at this point and running over the motorway connecting to the A61/ Moor Road. Beyond the motorway to the east is a retail park with a commercial/ industrial estate further south adjacent to clusters of terraced residential properties and retailing/ commercial premises to the west, adjacent to Dewsbury Road (A653). Bus services operate along Tunstall Road and Dewsbury Road.

RELEVANT PLANNING HISTORY:

Planning applications:

8. None.

Pre-application enquiries:

9. None.

Planning enforcement cases:

10. None.

HISTORY OF NEGOTIATIONS:

11. The application proposal has been amended through the deletion of a rear dormer window (for reasons of overlooking) and supplemented with details of cycle storage facilities.

CONSULTATION RESPONSES:

Statutory Consultees:

12. None.

Non-Statutory Consultees:

13. Highways: No objection, suggested condition (cycle storage facilities).

14. Flood Risk Management: No objection, any internal drainage modifications dealt with by Building Regulations.

15. Access officer: *No comments received.*

PUBLIC/LOCAL RESPONSE:

16. 2 site notice displays
posted dated 4th April 2024.
5 letters of representation received overall lodging an objection to the submitted proposals.

Ward Member Comments:

17. 1 letter of representation received from Hunslet and Riverside Ward Councillor (Cllr Ed Carlisle) raising objection to the submitted proposal and the reasons given are summarised below:

- Over-development/ overcrowding- likely negative impact upon the local community
- HMOs have their place, but significantly over-represented (and growing in numbers) in our community and have a disproportionately negative impact on their neighbourhoods.
- Fast turnover of residents who are at best not invested in the community (and regularly take little or no care around things like waste – e.g. dumping rubbish in the street). Or at worst, landlords cash in on rent for vulnerable and under-supported people, taking the cash whilst their tenants cause considerable local impact (incl. noise disturbance, anti-social behaviour and crime).

- Hunslet Moor has seen a considerable growth in vulnerable and troubled people being moved into the area, into bedsits and HMOs. They have collectively brought with them a marked surge in drug use and dealing, related crime, and vagrancy. What was until recently a pleasant family-friendly community seems to have really spiraled in a bad direction. My ward colleagues and I have all had a lot of contact about this, and it's been pretty heart-breaking.
- There is an over-supply of HMOs in this community. Other neighbourhoods in south Leeds where there has been a really disproportionate growth in HMOs have been hugely impacted. I don't want to see the same happen here in Hunslet Moor.

Parish Council:

18. None.

General Comments:

19. None.

Comments in Support:

20. None.

Comments in Objection:

21. 4 letters of representation received (from 3 separate households) registering objection to the proposed development and the reasons given are summarised below:

- Landlords that have no interest in community, just pure profit-making bringing area down further; if allowed to progress will put house up for sale.
- Take pride in my home to improve the area but this only makes it worse; change over of neighbours not knowing who or what problems they will bring; private family owned houses each side.
- Not enough room for parking; parking on grass verge- dangerous to access footpaths;
- Increased possibility of drug use and more anti-social behaviour; very high turnover of tenants who often fly tip (discarding unwanted items); generate more general household waste/ bins overflowing and increases in vermin.
- Privacy of neighbours will be affected.
- Too many private landlord and HMO properties in the area.

PLANNING POLICIES:

LOCAL PLANNING POLICY AND GUIDANCE

The Development Plan

22. Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. The development plan currently comprises the adopted Local Development Framework Core Strategy (as amended 2019), those policies saved from the Leeds Unitary Development Plan Review (2006), the Aire Valley Leeds Area Action Plan (2017), the Natural Resources and Waste Local Plan (as amended 2015), the Site Allocations Plan (as amended 2024) and any made Neighbourhood plan.

23. The following policies from the **Core Strategy** are of most relevance to this development proposal:

General Policy: Sustainable Development and the NPPF
Policy SP1: Delivery of spatial development strategy
Policy SP4: Regeneration priority programme areas
Policy P10: Design
Policy H6: Houses in multiple occupation (HMOs), student accommodation and flat conversions
Policy H9: Minimum spaces standards (*HMOs to reflect with appropriate adjustments*)
Policy T2: Accessibility requirements and new development
Policy EN5: Managing flood risk

24. The following saved policies from the **Unitary Development Plan** are of most relevance to this development proposal:

Policy GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity

25. No policies from the **Natural Resources and Waste Local DPD** are relevant to this development proposal.

26. The application site lies outside the defined **Aire Valley Leeds Area Action Plan (AVLAAP)** and its policies are therefore not relevant to this application.

27. No policies from any Made **Neighbourhood Plan** are of relevance to this application site/ development proposal.

Relevant Local Supplementary Planning Guidance/Documents

28. The most relevant local supplementary planning guidance (SPG), supplementary planning documents (SPD) are outlined below:

SPG22 Sustainable Urban Drainage (2004)

SPG13 Neighbourhoods for Living (2003)

SPD Transport (2023)

SPD HMO, PBSA and Co-Living Amenity Standards (Emerging- *subject to pre-adoption consultation and therefore of limited weight at this stage*).

Other relevant documents

29. None.

Article 4 Direction – Class C3 to C4 use

30. The application site falls within an area that is subject to an Article 4 Direction. The Council confirmed the making of an Article 4 direction which requires planning permission for the conversion of dwelling houses (Class C3 use) to houses in multiple occupation (HMOs) (Class C4 use) of between 3 and 6 unrelated occupants in 2011. The direction came into force on 10th February 2012.

The Article 4 Direction was introduced in response to changes to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) in October 2010 and to the Town and Country Planning (Use Classes) Order 1987. At that time the government stated that Article 4 directions could be used by Local

Authorities to remove permitted development rights for a change of use from the C3 use class to the C4 use class in areas where high concentrations of HMOs are leading to the harmful impacts.

31. The Council recognises that HMOs can provide an affordable type of housing and contribute to the overall mix of housing types and tenures available. However, it is also recognised that high concentrations of HMOs can result in numerous harmful impacts.
32. The government published the report 'Evidence Gathering – Housing in Multiple Occupation and possible planning response – Final Report' in September 2008. This report identified the following impacts that occur as a result of high concentrations of HMOs:
 - Anti-social behaviour, noise and nuisance
 - Imbalanced and unsustainable communities
 - Negative impacts on the physical environment and streetscape
 - Pressures upon parking provision
 - Increased crime
 - Growth in private sector at the expenses of owner-occupation
 - Pressure upon local community facilities and
 - Restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population
33. In making the Article 4 direction the Council recognised that some or all of the above impacts are occurring in areas with existing high concentrations of HMOs in Leeds. The Article 4 Direction boundary was subsequently chosen to include areas which are either recognised to be suffering from some, or all, of the harmful impacts identified above or be likely to suffer encroachment of HMO concentrations due to their proximity to existing areas of high concentrations.
34. The Article 4 direction does not serve as a justification for refusing or approving planning permission in the Direction area. Planning applications which are required by the Direction will be assessed against national and local planning policies.

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework

35. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
36. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (section 38(6) Planning and Compulsory Purchase Act 2004). The National Planning Policy Framework is an important material consideration in planning decisions.
37. The following sections of the NPPF are most relevant for the purposes of determining this application:

Chapter 4: Decision-making

Chapter 5: Delivering a sufficient supply of homes

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

38. The Planning Practice Guidance (PPG) provides commentary on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted; enforceable; precise and reasonable in all other respects.
39. House in Multiple Occupation and residential property licensing reform- Guidance for Local Housing Authorities (2018)- *incl. para. 3.3 Minimum room sizes.*

CLIMATE EMERGENCY:

40. The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
41. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
42. As part of the Council's Best City Ambition, the Council seeks to deliver a low-carbon and affordable transport network, as well as protecting nature and enhancing habitats for wildlife. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

PUBLIC SECTOR EQUALITY DUTY:

43. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. Taking into account all known factors and considerations, the requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.
44. In this instance it is considered that the proposals do not raise any specific implications in these respects and therefore it is not considered that a full Equality, Diversity, Cohesion and Integration Impact Assessment (EDCI) is required.

MAIN ISSUES:

1. Principle of development (incl. housing mix and balanced communities)
2. Impact on visual amenity (incl. design, appearance, character)
3. Impact on residential amenity (incl. comings and goings, overlooking)

4. Highways implications
5. Other matters
6. Representations

APPRAISAL:

Principle of development (incl. housing mix and balanced communities):

45. The application site is not allocated for any specific purpose within the City Council's development plan and is located within the main urban area, forming part of this established residential estate within Beeston with access to nearby public transport links and can be regarded as a sustainable location.
46. The application property is presently in residential use and as such this proposal represents a continuation of that function and would be compatible, in principle, within the predominantly residential surroundings.
47. The conversion would add to the mix of housing accommodation types in the locality. On the case officer's site visit, the properties along Longroyd Terrace and adjacent streets appeared reasonably well kept, mainly in single household occupation with no obvious signs of the negative impacts on the physical environment and streetscape that can occur with concentrations of such HMO accommodation. Core Strategy Policy H6 (HMOs, Student Accommodation and Flat Conversions) criteria A) specifically relates to the conversion of existing dwellings into HMOs. Broadly, the policy approach seeks to tackle the types of accommodation that have resulted in housing and population imbalances in certain parts of the city and sets out a range of criteria to safeguard the residential amenity of existing and future residents as well as to avoid detrimental impacts on the surrounding highway network. The relevant criteria of the policy are set out below followed by an assessment of the proposed development against the particular policy requirement:

A) Within the area of Leeds covered by the Article 4 Direction for Houses in Multiple Occupation (HMOs), Development proposals for new HMOs will be determined:

- (i) To ensure that a sufficient supply of HMOs is maintained in Leeds,**

48. A search of LCC Council Tax records and the database of HMO Licenses issued by LCC (2024) shows that there are no other HMO properties within the adjoining terrace (Longroyd Terrace) with few other individual HMO properties located within neighbouring streets, with up to 14no. HMOs amongst circa 490no. properties in the Longroyd/ Fairford estate, illustrating the low proportion of HMOs in the locality. While some unlicensed properties could be present, the loss of this individual property from the existing family housing stock is not considered to have a significant impact on the availability of family housing in the area as many still exist. Arguably, the conversion of the dwelling to form an additional HMO would assist in improving the choice of housing types and tenures in this part of residential estate and therefore satisfies this planning policy criterion.
- (ii) To ensure that HMOs are distributed in areas well connected to employment and educational destinations associated with HMO occupants,**

49. The property is situated within an established urban area to the southern portion of the Longroyds estate with access to local public transport services that exist along Tunstall Road (to south) and Dewsbury Road (to west) which provide connections to a

range of employment opportunities locally and the city centre beyond. Thereby in accordance with this planning policy criteria.

(iii) To avoid detrimental impacts through high concentrations of HMOs, which would undermine the balance and health of communities,

50. In assessing the impact on a community Core Strategy Policy H6 regard is given to the wider area and not solely on a single street basis. Searches of the LCC Council Tax records, HMO License database and planning permissions reveal most of the surrounding houses within the Longroyd/ Fairford residential streets remain occupied by families, couples and single people. HMO properties are lightly spread within the wider community. The application site does not fall within a part of the city that is recognised to have high concentrations of HMOs (such as areas within Hyde Park, Headingley or Woodhouse where some streets contain up to eighty or ninety percent HMOs) and therefore this proposal, in isolation, is not viewed as being harmful to the character and amenities of the street/ locality or would undermine the balance and health of the community.

(iv) To ensure that proposals for new HMOs address relevant amenity and parking concerns,

51. Leeds UDP Review Policy GP5 aims to protect amenity including neighbouring amenity. Core Strategy Policy P10 aims to protect general and residential amenity and further detailed guidance is emerging within the Council's draft SPD HMO, PBSA and Co-Living Amenity Standards but its current unadopted status means limited weight can be attributed to those standards at the present time. However, within this planning policy context it is recognised that HMOs can impact on neighbouring amenity in a number of ways, as expressed by the representations received. This could include anti-social behaviour, noise and nuisance which can result from an increased number, or different pattern, of comings and goings of up to 6 adults in an HMO (Class C4 use) compared to a family living in the same property or from the different lifestyles of a group of adults living together in a property rather than a family for example. In the subject property there would be 5 occupiers sharing the house, so that the overall intensity of its use would not be so materially different from a single family. There may be a different pattern of comings and goings, and occupants may lead different lifestyles, but it is not considered that the accommodation available would create unacceptable noise and disturbance for adjoining residents such as to justify refusal on these grounds. Moreover, the application property has reasonably generous sized internal rooms and it is not considered that this proposal would result in a significant intensification in the occupancy of the property either.
52. As submitted, the proposed floor plans provide 5no. bedrooms across ground, first and second floors. A communal kitchen/ dining area is located at ground floor and this is supplemented by an additional communal space at basement level. Shared bathroom facilities are provided at first floor to serve an adjacent bedroom and the second floor bedrooms specifically. The two other bedrooms will have en-suite bathroom facilities. The internal arrangement appears logical and is not considered to be so unusual as to be unacceptable and would not lead to poor living standards.
53. Planning applications for HMOs are not subject to minimum space standards as described in Core Strategy policy H9, nonetheless they are expected to provide a good standard of accommodation regarding space, light and ventilation. The Council's draft SPD HMO, PBSA and Co-Living Amenity Standards has yet to be adopted, with limited weight to be afforded to its content at this time. Nevertheless, the communal spaces proposed comprise a kitchen/ dining area of 24sqm and a basement tv/ cinema room of 17.5sqm satisfying the draft SPD's minimum requirement of 14sqm for communal facilities. Bedroom 3 at 8.75sqm falls short of the draft SPD's 10sqm

room size minimum requirement (but with ready access to bathroom facilities), but all other bedrooms exceed the room size requirement (providing between 12.45-17sqm of space). However, it is noted that all bedroom sizes well exceed the minimum sleeping room sizes from single rooms (6.51sqm) and double rooms (10.22sqm) set out in the Government's '*House in Multiple Occupation and residential property licensing reform- Guidance for Local Housing Authorities (2018)*' and in the absence of any other local planning policy requirement, it is considered that, overall, the proposal would not lead to poor living standards. The future occupants would share the kitchen/ dining area (for eating/ congregation/ laundry), the basement tv/cinema (for congregation/ entertainment) and can make use of their own rooms to invite other occupants or guests. As such, it is considered that the HMO would provide adequate accommodation for future occupants of this type of housing and the configuration of the habitable rooms ensures that adequate light penetration and good outlooks to the front and rear are provided.

54. The occupiers will have access to small amenity yard spaces to the front and rear although the quality and usability of these areas is somewhat limited due to confined space. In view of the linear arrangement of terrace properties aligning this part of Longroyd Terrace the modest provision of amenity space is not considered to be out of character with its neighbours. Sufficient space exists to accommodate ancillary items such as bins and cycle storage within the plot. The updated application submission includes an acceptably designed secure cycle storage facility within the yard space on offer and a sufficient number of bins (4no.) to meet the requirements of the Council's Bin Delivery team. The implementation of these details are to be secured by planning condition.
55. Longroyd Terrace contains an arrangement of terrace houses to one side of the carriageway and the residents are entirely reliant on space being available on-street in which to park their vehicles. The application property is a reasonable sized dwelling which brings with it its own parking demand, and this would be balanced against the parking requirements for a 5-bedroom HMO. Overall, the HMO proposal is not considered to generate a materially different parking demand than that of the existing dwelling and given the availability of on-street parking in the vicinity the Council's Highway officer considers that a highway objection relating to parking/ road safety would be difficult to justify.

(v) To avoid the loss of existing housing suitable for family occupation in areas of existing high concentrations of HMOs

56. Regarding concerns relating to the loss of housing suitable for family occupation in areas of existing high concentrations of HMOs, the determination of this point relates to whether the area has an existing high concentration of HMOs. The immediate area does not and offers an arrangement of terraced housing which is generally suitable for family occupation. Therefore, this proposal would not unacceptably reduce the stock of family housing in this street or within the local area and this planning policy criterion is satisfied.

Impact on visual amenity (incl. design, appearance, character):

57. This proposal involves modest external alterations to the existing property comprising the excavation of a lightwell tight to the rear elevation of the property. This feature will be hidden from wider public view have a neutral visual impact on the appearance of the property and wider streetview.
58. The application proposal was amended to delete a dormer window within the rear roof plane (for reasons of overlooking to Back Longroyd Terrace) and the replacement

through the insertion of rooflights will not be visually intrusive or detract from the property's character or appearance.

59. To facilitate the property conversion the proposed works include the blocking up of a first floor window and applying an external render (antique cream) to the rear elevation. The render treatment is intended to achieve a better standard of finish, by covering up some unsightly brickwork and adjustments to window openings to meet building regulations. Although red brick materials are predominant in this locality, examples of different colour finishes to rear elevations are visible along Back Longroyd Terrace properties and it is considered that as the works are situated to the rear only, they are less widely visible and will not detract significantly on the character or appearance of the original property or adversely impact on the wider streetview.

Impact on residential amenity (incl. comings and goings, space standards):

60. The proposed development is, in use terms, considered compatible in this locality and is not considered to adversely impact on the living conditions of adjacent neighbouring dwellings. Many matters relating to residential amenity were assessed under paragraphs 51-54 of this appraisal and in summary the overall intensity of the proposed HMO at this property is unlikely to create an unacceptable situation in terms of noise and disturbance concerns for nearby residents to justify refusal on these grounds.
61. As stated previously, planning applications for HMOs are not subject to minimum space standards as described in Core Strategy policy H9, nonetheless they are expected to provide a good standard of accommodation regarding space, light and ventilation. In having regard to the emerging guidance on individual room sizes (contained within the Council's draft SPD HMO, PBSA and Co-Living Amenity Standards) the communal space and all bedrooms, except Bedroom 3 are compliant with the stated room size requirements and although this local guidance is afforded limited weight at this stage it is noted that each of the proposed bedrooms achieve the minimum sleeping room sizes outlined within Government HMO guidance. Overall, the configuration of the HMO bedrooms and communal kitchen/ dining space is considered logical and will provide sufficient outlooks and light penetration without creating issues of overlooking to adjacent neighbours with satisfactory amenity space to cater for associated bin and cycle storage facilities. Accordingly, this proposal is not considered to adversely impact on the amenity of nearby occupiers or prejudice the amenity of future occupants of the HMO.

Highways implications:

62. The application site lies within an established residential estate in Beeston with access to nearby public transport links (along Tunstall Road and Dewsbury Road) and can be regarded as a sustainable location.
63. The application property currently provides no off-street parking and occupants are reliant on on-street parking. Representations have raised concern about on-street parking and vehicles using the grassed area opposite, presenting safety issues for pedestrians. However, the proposal is not considered to generate a significantly greater parking demand than the existing dwelling and given the availability of on-street parking in the vicinity, the Council's Highways officer considers it difficult to justify refusal on such grounds. The property retains sufficient outdoor space to accommodate ancillary items such as bins and cycle storage (for which acceptable

cycle storage details have been supplied according to the yard space provided), to encourage sustainable transport options. Overall, the proposal is not considered to compromise the operation of the highway or road safety generally.

Other matters:

64. This application property currently serves as a dwelling with stepped access to both front and rear accesses. The constraints of the site and ground level difference mean there's no potential to provide step free or indeed justify such remedial works to the property under this change of the use proposal.
65. The application site lies within Flood Zone 1 and as the proposal relates to a change of use it is considered that any modifications to drainage infrastructure are best dealt with under the Building Regulations procedure.

Representations:

66. This planning application has attracted local representations citing a range of matters that are considered material to the assessment of this proposal and include the number of HMOs locally, parking related issues, neighbour privacy and have been taken into account in the above appraisal. However, some matters raised, while noted, are not considered material to this planning assessment and include comments relating to the landlord's commercial decisions and the behaviour of future occupiers of the property.

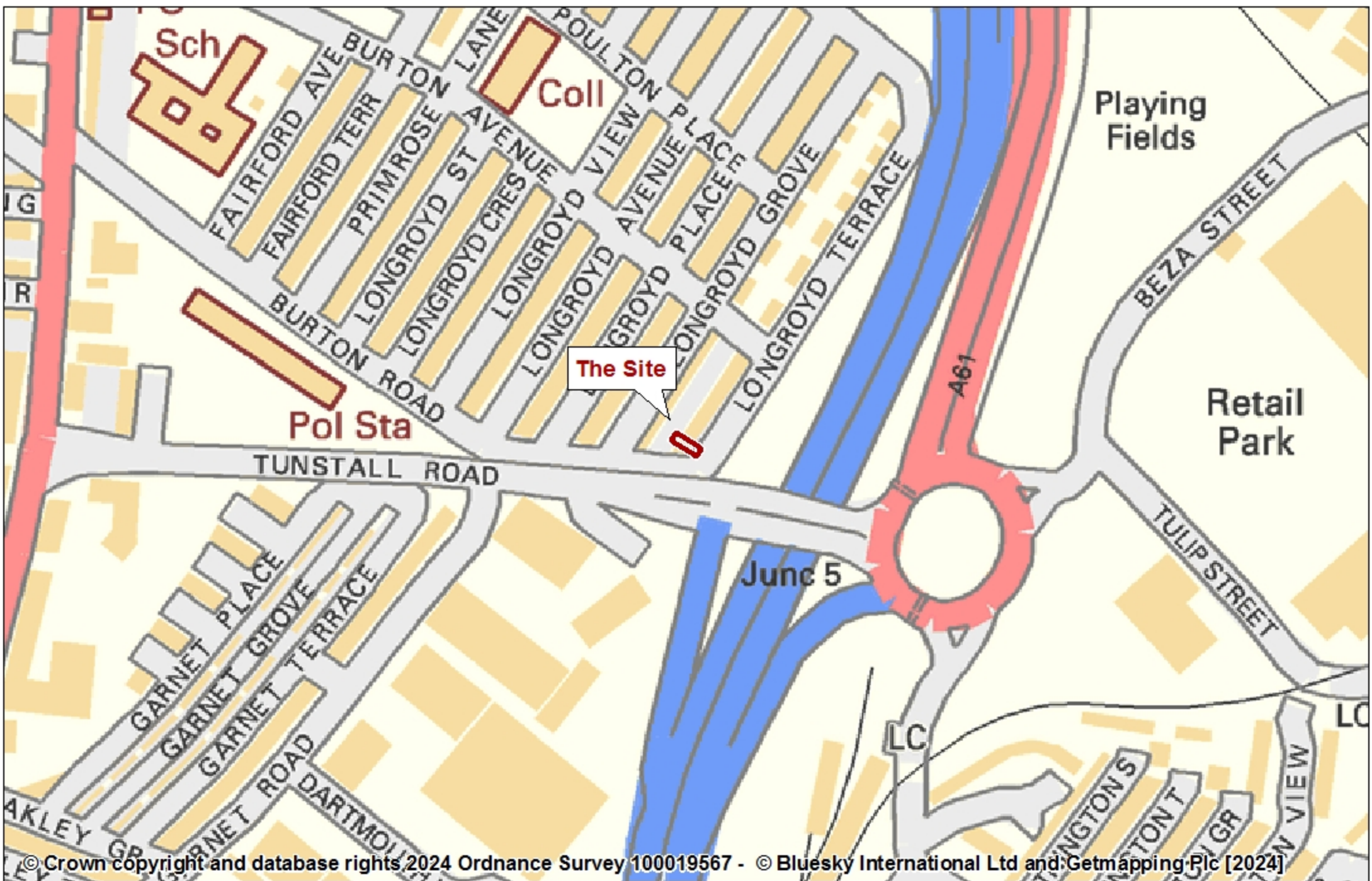
CONCLUSION:

67. The proposed conversion of the application property to form a 5-bed HMO would not result in an unacceptable increase of HMOs in the locality that would undermine the balance and health of the community and would not unduly impact on residential amenity, would not detract the character or appearance of the property or be harmful to the local highway network.
68. The submitted proposal is therefore considered to accord with up-to-date planning policies within the Development Plan with no material considerations to indicate otherwise. In accordance with guidance within the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act, it is recommended that the application be **approved** subject to specified conditions.

BACKGROUND PAPERS:

Application file reference: 24/01430/FU

Certificate of ownership: *Certificate B signed on 5th March 2024 by the appointed planning agent declaring that requisite notice was served to the landowner.*



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PLANS PANEL PRESENTATION

SCALE 1:2500





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PLANS PANEL PRESENTATION

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