

PLANNING STATEMENT

IN SUPPORT OF FULL APPLICATION FOR THE RETROSPECTIVE CHANGE OF USE OF
A 6-BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 CLASS)
TO A 7-BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)

25 BROOMFIELD ROAD, READING RG30 6AJ

SITE DESCRIPTION

The property is a two-storey semi-detached house which is currently in use as a House in Multiple Occupation (HMO). There are currently four no. independently accessible off-road car parking spaces available, although the driveway is large enough to accommodate 6 cars if necessary. The property benefits from generously sized front and rear gardens which have been landscaped to improve tenant's external amenities.

The property itself is located in a residential area, which backs onto McIlroy Park. Nearby, there are a number of industrial estates, local shops and supermarkets, as well as a local pub, The Tylers Rest, whilst just beyond this, a pharmacy and doctors' surgery can be found all within walking distance of the property, providing opportunities for employment for tenants and access to facilities and amenities without the need of a car.

In addition to this, there are bus routes located along Norcot Road, approximately 3 minutes away from the property, providing access to a number of bus routes, including the 1s, F21 and Purple 17. Reading West train station is also only a half hour walk, or 10-minute cycle away from the property, whilst Tilehurst train station is a 20-minute walk away, or a 5-minute cycle away, providing tenants access to employment and leisure opportunities further afield without the need for a car to get around, demonstrating that the location of the property is very sustainably located in terms of public transport options.

PROPOSAL

The proposal seeks retrospective planning permission for the change of use of this 6-bedroom House in Multiple Occupation to a 7-bedroom House in Multiple Occupation (Sui Generis) for a maximum of 7 professionals and key workers only. The property has been

running as a 7-bed HMO since 24th June 2014, but the applicant would now like to regularise the planning status of the property.

The purpose is to offer high quality, affordable shared accommodation to working professional people such as key workers, graduates, local workers and those on secondment with their employment (NB – Not students).

The building has previously been refurbished to exceptionally high standards by a reputable building firm. The alterations included the following works:

- Conversion of the integral garage to form a new habitable room.
- Relocation of the gas and electricity supplies, from the former kitchen and garage respectively, to new external utility cupboards on the front wall.
- Removal of the second staircase (in the side extension which was constructed in the early 70's under planning application no. 18750), and alteration of the first and ground floor layouts to:
 - Provide access to the side extension on both floors
 - Create new communal bathrooms on the ground and first floors of the side extension
 - Amalgamate the two bedrooms to the rear of the main house to create a single large bedroom with new en suite bathroom
 - Incorporate the original family bathroom as a re-fitted en suite to the front bedroom of the main house
 - Enlarge the cupboard off the first-floor landing to house a new boiler and high pressure hot water system.
 - Remove the previous 2nd bathroom and study to the front of the first-floor extension to create a new large bedroom.
 - Install new supplies and drainage to the side extension to accommodate new laundry facilities.
 - Remove the original kitchen at the front of the main house to create a new bedroom plus new en suite bathroom.

- Install a new kitchen to the rear of the house as part of a new, large open plan living area with new lighting. Extra cooking and storage facilities have been included to cater for 7 bedrooms, including two full size fridge-freezers, extra wall cupboards, two ovens and two electric hobs.
- Create a new cupboard in the hall housing a new consumer unit, water softener and broadband connections.
- In the rear garden:
 - Removal of the narrow and dangerous breeze block steps to the upper level of the rear garden and construction of new, wide paved steps with handrail.
 - New seating to the lower patio plus an additional patio/seating area on the upper level and separate laundry drying area.
- In the front garden/driveway:
 - Removal of the overgrown conifers to provide increased light and space to the front of the property.
 - Re-painting to give a more integrated appearance to the original house plus extension.
 - Installation of a secure bicycle store for up to 4 bicycles.
 - Conversion of part of the front garden into additional gravelled parking space.

The accommodation now comprises of 7 bedrooms, 5 bathrooms (3 en suite and 2 communal) and a large open plan communal living area.

These alterations can clearly be seen on the attached floor plans, as well as in the attached pictures of the property prior to and after refurbishment had taken place (see Appendices 1 and 2).

USE CLASS CHANGE FROM C3

Whether, by definition of being a 7-bedroom HMO, this application falls into the 'sui generis' class as opposed to the new C4 class, is dependent on whether it is considered that the land use has been 'materially altered' as a result of the increase above 6 beds. Some Appeals considered at other councils have taken the view that it does not, but each case of course

has to be judged on its own merits, as a matter of fact & degree. (Ref: APP/D1780/C/04/1162748 & APP/Y0435/A/07/20550499).

RELEVANT HISTORY AND CONSULTATION

The applicant has met with officers of Reading Borough Council on several occasions to gain a clear understanding of the required standards for properties of this kind and has fully complied with all requirements.

The applicant has previously been in correspondence with Mr Stephen Hammond of the Planning Enforcement Department, who advised that a retrospective planning application for the change of use at the property would likely to be granted planning permission and that the proposal would not encounter any issues. The applicant was advised by Mr Hammond that the investigation back in October 2016 had:

“...established that the property has undergone an unauthorised change of use from a C4 (small) HMO to a seven-person (sui generis) HMO. However, having considered the matter in light of current national and local planning policies, planners have determined that it will not be expedient to pursue enforcement action because the change of use is likely to be granted planning permission if an application were to be made. As a consequence, the enforcement investigation has been closed.”

The applicant has also consulted with neighbours of the property, informing them of the proposed changes and providing information about the standards of accommodation achieved at the property. To date the applicant has not received any objections from neighbours and does not expect to on submission of this application.

THE APPLICANT

The applicant is a member of both the National Landlord's Association and Residential Landlord's Association and is a Franchise Member of a large national organisation (Platinum Property Partners (PPP)) which is committed to meeting local housing need by providing high quality shared accommodation for local professionals and key workers. Further information about PPP can be found in the Platinum Rooms brochure submitted as part of

the supporting documents. The applicant will continue to actively manage the property in a professional manner.

QUALITY OF ACCOMMODATION

The property has been previously renovated to an extremely high standard which maintains the national profile of PPP. Examples of other PPP accommodation are provided in the photographs in the accompanying brochure.

Sustainability is important to the applicant, and energy efficient appliances including a washing machine, tumble drier, microwave, dishwasher, refrigerator and freezer have been provided. Freeview television has also been provided with individual ports in each bedroom, whilst high speed broadband - the highest available in Reading - plus powerline Wi-fi extenders to reach all parts of the house has been installed to ensure that all parts of the house have excellent access to the internet.

The applicant routinely carries out maintenance themselves when necessary and employs professional cleaners to maintain the property on a weekly basis, whilst regularly using the services of a gardener for external upkeep. Specialist contractors are also employed to deal with larger maintenance works when they are needed.

TENANTS

The applicant is committed to ensuring that the continued use of the property as a Sui Generis HMO does not have an adverse impact upon the amenity of the surrounding neighbours. The applicant carefully screens prospective tenants, using background, employment and credit references. If an applicant is from outside the country an identity check is also included to validate their legal status in the country.

In many areas there is great concern about the effect HMO's have on the local community, this can be caused by density of that type of housing, noise and anti-social behaviour from tenants.

The applicant believes that this is caused by the choice and standard of property. By providing a high-quality residence aimed at working professionals this problem does not exist.

Additionally, the applicant will continue to manage the property in the following ways to ensure that any issues affecting the other tenants, neighbours or the larger community will be dealt with immediately:

- each new tenant will be vetted
- the applicant will continue to liaise with neighbours who have been given contact telephone numbers for the applicant. The applicant will continue to visit the property once a week to check on communal areas
- quarterly inspections of all bedrooms will continue to take place to ensure the highest standards are maintained
- both the weekly cleaner and gardener will also monitor and report any concerns to the applicant.

Whilst it is not applicable to this type of property the applicant endorses the Government's 'Respect Standard for Housing Management'.

PLANNING POLICY AND MATERIAL CONSIDERATIONS

The proposal fully complies with the policies contained in the Reading Borough Council Local Plan. In order to support this proposal, the applicant has drawn on a wide range of other reference material:

- Reading Borough Local Development Framework Core Strategy (2008)
- Reading Borough Local Development Framework Site and Detailed Policies Document (2012)
- Revised Parking Standards and Design SPD (2013)
- Residential Conversions SPD (2013)
- National Planning Policy Framework (2018)
- Strategic Housing Market Assessment (2016)
- DCLG 'Residential Car Parking Research'

- Kate Barker's Review of Housing Supply
- DCLG 'Delivering Affordable Housing' 2006
- Green Paper 'Homes for the Future – More Affordable, More Sustainable' 2007
- Secure By Design Principles 2004.

RELEVANT PLANNING POLICIES AND GUIDANCE

Key Policies and Guidance

- ✓ Core Strategy (2008)

Policy CS7 – Design and the Public Realm

The property has been thoroughly refurbished to ensure that it is of high-quality design which is both functional and comfortable for residents to live in and enjoy. The property has also been painted externally to ensure that is in-keeping with the appearance of the area, which has made the building more visually attractive. The property now enhances the local character of the neighbourhood, rather than detracting from it.

Additionally, the property has an excellent layout, with a well-maintained front and rear garden for tenants to enjoy and with 7 people at the property, the development is of a scale that is suitable for the surrounding area.

With 7 people at the property, natural surveillance of the street scene is increased, therefore contributing to the creation of a safer environment for local residents.

Policy CS15 – Location, Accessibility, Density and Housing Mix

The applicant's proposal for retrospective change of use is ensuring that an appropriate mix of housing types, sizes and tenures are available for people wishing to live and work in Reading. The property is also suitably located to ensure that access to public transport is quick and easy for tenants of the property, whilst walking and cycling to places of employment and leisure is possible for tenants due to the property's sustainable location, allowing journeys to be made without needing the use of a private car.

Policy CS18 – Residential Conversions

Due to the high-quality design of the property, its spacious nature and the type of tenants allowed to live at the property, there are no adverse impacts on amenities. Additionally, the

continued use of the property as a larger HMO will not change the character of the area, nor result in 'over-intensification' of the site as no further tenants will be allowed to live at the property once the 7 single occupancy bedrooms have been let.

There is no loss of external amenity space as a result of the continued use of the property as a larger HMO as the front and rear gardens are adequately sized to allow for the enjoyment of the space by 7 people without feeling cramped. The applicant has also provided four independently accessible off-road parking spaces for tenants and a dedicated and suitably sized bin storage area.

✓ Sites and Detailed Policies Document (2012)

Policy DM4 – Safeguarding Amenity

The continued use of the property as a Sui Generis HMO will not have a detrimental impact on the property for existing tenants, or neighbours of the property in any way.

Due to the high-quality design and spacious layout of the property, there are no issues of privacy or overlooking, particularly as the property is set back from the Broomfield Road by a significant distance and there is only one 'immediate neighbour' due to the way the properties are orientated along the road.

Noise and disturbance from the continued use of the property as a HMO will not be an issue as the type of tenants allowed to live at the property are professional and respectful. Additionally, the comings and goings of tenants will not be different to that of a large family.

Policy DM8 – Residential Conversions

The applicant's proposal respects the character of the area, whilst not altering or harming the existing mix of community in any way – contributing to it positively instead. The property has not been in use as a single-family house for a number of years, therefore the continued use of the property as a HMO will not contribute to a loss of 'family housing'.

Additionally, the number of occupants is suitable for the size and layout at the property without causing any noise or disturbance that would otherwise become a nuisance to neighbours and the enjoyment of their house. Having a maximum number of 7 tenants at the

property also means that existing tenants at the property can still enjoy the residential amenities of the property without it feeling over-crowded.

Bin and cycle storage provisions have been provided at a ratio suitable to the number of tenants at the property. Both are located on the ground floor at the front of the dwelling and within easy access for tenants and refuse workers on collection days once the tenants have moved the bins to the curtilage of the property.

With regard to the property's size, it exceeds 120 m², whilst the applicant has provided an excellent amount of communal space for tenants to enjoy, as well as large and spacious private rooms. The attached floorplans demonstrate the high-quality layout of the property and its compliance with this policy.

Policy DM10 – Private and Communal Outdoor Space

The applicant has provided a large and functional private rear garden for tenants to make use of any enjoy. There are two terraced areas complete with seating and a table. A lower terrace is located immediately outside of the patio doors, whilst the other area is located in the garden itself, as shown in the attached pictures. This allows plenty of room for tenants to relax, enjoy and make use of the garden space. The garden space is regularly maintained by a gardener.

To the front of the property, a good-sized garden space has also been provided.

✓ Residential Conversions SPD (2013)

Useable Outdoor Amenity Space

The applicant's proposal complies fully with this guidance by providing both front and rear garden space which is regularly maintained to ensure it is usable and can be enjoyed by all tenants at the property. The amount of outdoor amenity space provided is in-keeping with the gross floor area of the dwelling.

Intensification of Activity and Safeguarding Amenity

The high-quality refurbishment has ensured that the layout and design of the property offers an exceptional level of amenities for current and future occupants of the property to enjoy

and make use of. The property has been designed to accommodate a maximum of 7 people, therefore, the use of the property as a 7-bed HMO is not an over-intensification of the building. This ensures that the development is not of poor standard as well as protecting the residential amenities of current occupiers and those in neighbouring properties.

Minimum Size of Property

The applicant's property complies with this guidance as the building is over 120 m².

Minimum Internal Floorspace Standards and Headroom

The use of the property as a HMO will not result in an over-intensification of the site as the internal layout has been designed to ensure that it is suitable for occupation by 7 tenants. Therefore, there is no harm to the residential amenities of the property and there is no adverse impact upon neighbours and the enjoyment of their properties.

All changes made to the property have been internal, except for replacing the garage door with a new wall and window and then painting the house. The applicant has created a layout which allows for the best use of the property. Additionally, should the use of the property as a HMO ever cease, it can easily be converted back to a family dwelling house.

Internal Floorspace Standards

The internal floorspace standards have been fully complied with and can clearly be seen on the attached floorplans. All rooms in the property are spacious and of good shape.

Noise and Disturbance

The refurbishment work carried out at the property has ensured that noise and disturbance have been minimised so that the use of the property does not adversely impact on neighbouring properties.

Location of Adequate On-site Parking

By providing four no. independently accessible off-road parking spaces, the applicant is fully complying with the adopted parking standards. In addition to this, the applicant has chosen the location of this property carefully in order to ensure that public transport and other

sustainable transport options are available to tenants, so that the use of a private car is not required to access places of employment or leisure.

Cycle Storage

The applicant has provided a covered, safe and secure cycle storage area for tenants to make use of, located at the front of the property.

Bins Storage

The applicant has provided a designated bin storage area at the front of the property for the storage of general refuse and recycling bins. Because the bin store location is set back from the pavement and close to the boundary fence, the visual impact of the bins is significantly reduced and does not detract from the visual appearance of the street scene.

Appropriate Balance between Communal and Private Areas

The property is large and spacious, allowing plenty of private and communal space for tenants to enjoy. All private bedrooms are above the minimum room size standards for a single room, whilst all communal rooms are well designed and of high quality, ensuring that good levels of amenity are maintained throughout the house.

The LDF makes reference to the aim of encouraging a supply of high-quality affordable housing. The applicant believes they have already demonstrated the superior nature the accommodation they offer but also how affordable this type of accommodation is with all-inclusive room rents. The applicant also believes that by offering this type of accommodation they enhance the choice for local tenants and assist with achieving balanced communities and supporting the local economy as stated in the LDF.

The applicant is confident that this retrospective change of use will not have a negative impact on neighbourhood amenity. The house will not contain more residents than a large family and all tenants will be vetted prior to their tenancy beginning. The Tenancy Agreement will also have stipulations in relation to respect for neighbours with particular regard for parking and noise. There will be inspections to ensure the property is maintaining the highest standards and cleaned weekly.

✓ National Planning Policy Framework

The proposal fully accords with the objectives of the recently adopted National Planning Policy Framework (NPPF). This states that local authorities need to deliver ‘a wide choice of high-quality homes’ and ‘create sustainable, inclusive and mixed communities.’ This application will improve the mix of community in this family area ensuring a more sustainable and balanced community.

The proposal can also be seen to comply with another key policy set out in the NPPF – the need to encourage effective use of land by reusing land that has previously been developed. By converting a large existing house, much needed accommodation has been provided without new development in an affordable manner.

✓ Delivering Affordable Housing

This report states that ‘the Government believes everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. This means providing a wide choice of housing to meet the needs of the whole community in terms of tenures and price ranges. This should include affordable housing, both social rented and intermediate.’

This report also acknowledges in paragraph 6 that ‘the increase in house prices relative to incomes in recent years has been marked. As a consequence, first time buyers are finding it very difficult to buy a home in the market.’ This statement was made prior to the credit crisis, and heightened restrictions in lending have only exacerbated the situation for young first-time buyers. It goes on to cite as a consequence of this, that ‘there are now far more areas where local authorities need, through the planning system, to be thinking about provision of intermediate market housing.’

Low cost market housing is no longer a part of the government’s definition of affordable housing since the change in affordable housing definitions. Paragraph 41 of ‘Delivering Affordable Housing’ states however that it ‘can play an important role in meeting housing demand’.

✓ Key workers

This HMO will also help address the need for key worker accommodation. There is an identified need nationally for housing for key workers to enable our core facilities to operate properly. An HMO for young professionals such as this provides an affordable option for key workers to live near their place of work in high quality accommodation. Across the 159 franchise partners, 26.6% of tenants are key workers as defined on the Direct.gov.uk website, showing that this type of accommodation is proven to meet this need.

✓ Kate Barker's Review of Housing Supply

This report analysed the problems of the housing supply in England. 'In many parts of the country, house prices have increased rapidly because the supply of housing has not kept up with demand. This is mainly due to increased numbers of households, caused by growth in the population and particularly the number of one-person households'. This HMO can be seen to address both the problems of demand for single person dwellings and affordability.

✓ Change to Local Housing Allowance

From January 2012 the way LHA is allocated changed and single people under 35 are required to stay in shared accommodation. This will in the future have an impact on what type of private rented accommodation is required. This will mean that there will be an increased need for houses in multiple occupation and although this HMO will not house recipients of LHA it will push tenants looking for this type of accommodation up the ladder and more HMOs of all quality levels, including this at the very highest, will be required.

✓ Local Government Association Campaign – Housing The Nation

This campaign aims to achieve national reform to encourage the provision of more high-quality accommodation. This states that 'putting existing homes to good use...can address the housing shortage quicker than building new properties.' This application aims to make efficient use of a large house to provide affordable, high quality accommodation.

TRANSPORT AND PARKING

✓ Core Strategy (2008)

Policy CS24 – Car/Cycle Parking

The applicant's proposal for retrospective change of use complies with the maximum car parking standards and cycle parking requirements, by providing four no. independently

accessible off-road parking spaces along with a safe and secure cycle storage facility at the front of the property (as shown in the photographs in Appendix 1).

✓ Revised Parking Standards and Design SPD (2011)

The property is located in Zone 2, which is the Secondary Core Area:

“Typically, this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. Much of this area is within acceptable walking distance (400m) of either the main railway station, or Reading West railway station. Walking and cycling in this area tends to be encouraged through the provision of wide and safe footways, with some dedicated or shared cycle ways”.

By providing four no. independently accessible off-road parking spaces, the applicants proposal is fully compliant with the adopted standards, which state that HMOs in Zone 2 should provide 0.25 spaces per bedroom.

The Cycle Parking Standards also state that for a C3 dwelling, with 4 or more bedrooms should have a minimum of 2 spaces. Whilst the applicant is aware the property is not in the C3 use class, by providing a safe, covered and secure bicycle storage area for four no. of bicycles, the standards shown are being complied with.

A recent appeal, APP/E3525/W/15/3005163, which granted permission for a 7-bed HMO for Platinum Property Partners supports this argument. The Inspector found that potential occupiers would know the amount of parking available either on site or within the area, and if for the prospective tenant parking provision was an important consideration this would impact upon the attractiveness of that property as a home.

✓ National Planning Policy Framework

The NPPF states that transport policies have an important role to play in facilitating sustainable development and developments should be designed so journey times are minimised.

This site is situated in a very sustainable location within walking and cycling distance of local shops and bus stops, whilst Reading West train station is only a half hour walk away, or 10-

minute cycle from the property and Tilehurst train station is a 20-minute walk away, or a 5-minute cycle away.

DCLG Residential Car Parking Research

Platinum Property Partners has undertaken a survey of the car ownership of all tenants across the group's property portfolio members in the UK. This has established that only 58.18% of all the tenants use cars, even though 100% are in employment, and 83.12% work within 5 miles of the properties they rent. This is largely due to the sustainable locations that are chosen for the PPP properties, in addition to the personal circumstances of the tenants. This supports research by the government. The report titled "Residential Car Parking Research" published by the Department for Communities and Local Government (May 2007) states that "Tenure is another influence on household car ownership. In particular households occupying rented accommodation can have up to 0.5 fewer cars than owner occupied households in dwellings of similar size and type.

✓ Local Policies on Transport

The property is also within convenient access of green modes of transport that provide linkages with the Town Centre and other places of interest. In recognition of this, within the property, maps are available in the house information folder to inform tenants of the location of cycle, pedestrian and public transport facilities, together with local bus and rail timetables. The applicant draws this information to the attention of new tenants to promote the use of green modes of transport.

The property is excellently located in a residential area, near to a number of industrial estates, local shops and supermarkets, as well as a local pub, The Tylers Rest, all within walking distance of the property.

Bus routes are located along Norcot Road, approximately 3 minutes away from the property, providing access to a number of bus routes, including the 1s, F21 and Purple 17. In addition, Reading West train station and Tilehurst train station are both within a half hour walk of the property, providing tenants with access to sustainable modes of transport.

SUSTAINABILITY

✓ National Planning Policy Framework

The applicant supports the Government's drive for sustainable development and this change of use will improve the sustainability of the wider community and of the property itself through the use of energy efficient appliances.

SECURITY

✓ Secure by Design and Crime Prevention Through Environmental Design

The official UK Police initiative states that 'maintenance standards send powerful signals that undoubtedly influence people's behaviour. Sufficient resources must be made available to adequately maintain buildings and communal spaces'. The applicant employs a regular cleaner, gardener and window cleaner, monitors waste disposal and is committed to external maintenance to contribute to the street scene.

The layout of the property and number of tenants will also increase natural surveillance in the area as described in Crime Prevention Through Environment Design.

REFUSE MANAGEMENT

✓ Core Strategy (2008)

Policy CS2: Waste Minimisation

The applicant has provided an area for both recycling and general refuse to be accommodated prior to collection at the front of the property. The positioning of the storage area means that the bins do not visually impact on the street scene and ensures that the property looks tidy and in-keeping with surrounding properties in the neighbourhood. The applicant also encourages tenants to recycle all items where possible. Having 7 tenants at the property has not caused issues related to the storage of refuse since the use began and it is not expected to change with the continued use of the property as a Sui Generis HMO.

PLANNING LEGISLATION

Since 1st October 2010 "any change of use between C3 dwelling houses and C4 HMOs will be able to happen without planning permission unless the local council believes there is a problem with such development in a particular area". While this application does not fall into the C4 category, the move by the government shows a recognition of the important accommodation gap HMOs fill whatever their size.

The applicant supports the intention to ensure high standards of amenity for the shared housing sector and to ensure respect for the neighbourhood.

LAND USE

Previous appeals across England have determined that an HMO of 6 to 8 people is not deemed to materially change the land use, in terms of noise levels, environmental issues such as bin storage, and car use. Circular 05/2010 advises that although the control limit of six persons defines the scope of the C3 dwelling house and C4 HMO use classes, this does not imply that an excess of that number must constitute a breach of planning control. A material change would only occur where the use had intensified so as to become a different character which an extra person in the household is unlikely to do.

SUMMARY AND CONCLUSIONS

When announcing the changes to HMO planning legislation in June 2010, Housing Minister Grant Shapps stated, "Shared homes ensure people who want to live and work in towns and cities can do so, and are vital to the economy." The applicant and PPP are committed to providing high quality shared accommodation for professionals, enabling them to live and work in towns of their choice. Grant Shapps also stated, "These changes will safeguard the supply of shared housing where it is needed without burdening landlords with cumbersome red tape - but will also hand councils the flexibility they need to tackle problems where they occur." The applicant and PPP applaud raising the standards of the private rented sector and are committed to contributing to sustainable development and meeting a growing housing need.

It has been demonstrated that the retrospective conversion of 25 Broomfield Road to a 7-bed HMO will fully comply with policies contained within the Local Plan. The applicant believes that the use of this dwelling as an HMO would be a very appropriate use for the property as the applicant is committed to providing a well-run, well-maintained HMO. The applicant in particular makes the following points:

- the proposed change of use would provide much needed, safe, high quality accommodation for working professionals

- it would meet a recognised housing need in a sustainable location
- the proposed use would be in keeping with the residential character of the surrounding area
- it would assist in creating a suitable housing mix (in accordance with the aims of national planning guidance).

The applicant believes that by providing an HMO of this high standard they are complying with the aims of the legislation introduced in April 2010 and setting a standard which will reflect present and future local policies.

Notwithstanding the information above and in the rest of this application, the applicant would welcome any advice the Planning Department can give and will endeavour to satisfy any other planning criteria for change of use approval.

Appendix 1 – Photographs of the property pre- and post-refurb

Pre-refurbishment







Post-refurbishment pictures





