

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="70"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Prince's Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Kingston Upon Hull"/>
Postcode	<input type="text" value="HU5 2SE"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="508407"/>
Northing (y)	<input type="text" value="430864"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Coupland"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Blue Turtle"/>
Address line 2	<input type="text" value="Laytham"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="York"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	<input type="text" value="YO42 4PR"/>
Are you an agent acting on behalf of the applicant? <div><input type="radio"/> Yes <input checked="" type="radio"/> No</div>	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="155.00"/>
Unit	<input type="text" value="Sq. metres"/>

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The proposal is for planning permission to change the use of 70 Princes Road from a 4 bedroom C3 single family dwelling house to a 5 bed small HMO (C4 use class). The site comprises a mid terrace two storey property and is located on the west side of Princes Road which is located off the north side of Queens Road. The site is located within a predominantly residential area. The site is located within an area covered by an Article 4 direction relating to changes of use from single dwelling houses to small HMOs (those between 3 and 6 occupants), which came into force on 9th October 2013. Planning permission is therefore required to change the use of the property from a 4 bedroom single family dwelling house (C3 use) to a 5 bedroom HMO (C4 use).

Further information relevant to the proposal:

Libra Spaces is a design-led creative property brand. We specialise in creating co-living & co-working spaces with a difference by developing creative accommodation spaces which are unique in design & memorable in experience. With the ongoing coronavirus pandemic, we are primarily aiming to give back to those who are on the frontline by offering exceptionally high-quality living spaces. We therefore provide shared living accommodation to NHS healthcare professionals & medical students in the Humber region. Not only do we provide exceptional living accommodation, but another significant part of our services which we are beginning to implement is to provide immediate mental health support for our tenants given the considerable concern regarding mental health. Our mission is to change the way people live together and pioneer a revolution within the shared living sector. As such, it is essential that the accommodation provides light and spacious areas to work, communal spaces to encourage togetherness and high-quality bedrooms to relax individually. Libra Spaces has worked extensively alongside the report set out by the mental health charity 'Student Minds' which recommends certain guidelines to be implemented within the design of accommodation to promote a healthy work-life balance and mental wellbeing for students. Student Minds (2017) stated that we are "focussed on cross-organisation collaboration to support student mental health in the place where students spend most of their time, their accommodation." Libra Spaces are looking work alongside Student Minds as they are raising awareness and standards of accommodation and we believe we can transfer the same guidelines into our accommodation spaces. We want Libra Spaces to be at the forefront as a luxury & social co-living space provider in Hull. Importantly, we focus on vacant or abandoned buildings and turn them into amazing shared living spaces which also helps to make the streets more attractive in Hull & also reduces the potential for vandalism and crime in neglected properties.

Virtual Tour of Libra Spaces: <https://my.matterport.com/show/?m=KTayDrv2Mt4>

Has the work or change of use already started?

☒ Yes ☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission) DD/MM/YYYY	<input type="text" value="01/09/2020"/>
--	---

Has the work or change of use been completed?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The property was purchased vacant and is still vacant whilst refurbishment is undergoing. There are no listed buildings/structures being affected.

6. Existing Use

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

The site is vacant and not in active use whilst refurbishment is undergoing. The last use of the site was used as a 4 bedroom property. Evidence of this has been sourced from speaking to a local estate agent and also from the signs shown in the property itself that 4 bedrooms were in use previously. There are numbered signs on each of the four bedrooms highlighting "Bedroom 1, 2, 3 & 4". Each of these bedrooms have individual locks & separate keys on the doors with bed frames. Also, there are multiple letters addressed to multiple occupiers at the same address with similar dates headed on the envelopes. From this evidence, it suggests the property has historical use as a 4 bedroom HMO. However, without concrete evidence of previous tenancy agreements to show this, the HMO use of the property remains uncertain which is why I would like to submit the current proposed plan for change of use to ensure this has been done correctly. Although it remains unclear whether this property was used previously as a HMO or single family dwelling, what does seem clear is that the property was used as a 4 bedroom house and planning permission to increase to a 5 bedroom HMO is therefore being submitted in the current proposal.

When did this use end (if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	The external wall materials and finishes to the front of the property is a mixture of render and brick. The external wall materials and finishes to the rear of the property is render.
Description of proposed materials and finishes:	In line with the Government's plans to improve the thermal performance and energy efficiency in homes & to also help mitigate noise & disturbances as part of our noise management plan (file attached) I am proposing to have replacement external wall insulation with a render finish to the majority of the property where it is already finished with render & new external wall insulation with a render finish to the property where it is brick. A file has been attached to this planning permission application with a detailed description of the external wall insulation. I have attached photos as part of the parking survey undertaken which shows that Prince's Road has a mixed use of both brick and rendered finished houses to the front and rear.

Doors	
Description of existing materials and finishes (optional):	Existing ground floor external doors are wooden
Description of proposed materials and finishes:	I am proposing to replace these ground floor external doors with Upvc & composite flood proof doors as in accordance with the Flood Risk Assessment.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please find file attached named "Proposed External Wall Insulation" where there will be a detailed description of the proposed materials to be used which are all fire tested and comply with UK building regulations and works to be carried out by a government approved contractor.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No
- Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No
- Are there any new public roads to be provided within the site? ☐ Yes ☒ No
- Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

10. Trees and Hedges

- Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

- Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

12. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☒ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

There will be facilities provided for storing and disposing of household waste, recycling and garden waste. Currently, there is 1x household waste bin, 1x recycling bin and 1x garden waste bin. A designated fenced area to the rear of the property will be provided for each bin to ensure waste and recyclables are placed in the correct bins. This will ensure the proper storage of bins and recycling boxes are stored in a neat and tidy manner. This designated area will be situated to the rear of the property within the boundary of the property to ensure that the bins are out of sight from the front of the property and neighbouring properties. A passageway directly to the left of the property (when looking at the property from the front) provides access to the front and rear of the property so that bins can be easily wheeled to the front on waste collection days. Information regarding waste collection will be provided to the tenants and made thoroughly clear which waste and recyclables should be placed into each bin in preparation for waste collection.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

A separate designated fenced area will be provided to the rear of the property and clearly identified to the tenants for which waste and recyclables should be placed in each bin. All bins including recyclable waste will have its own storage separated from garden waste and separated from household waste. All bins including recyclable waste can be wheeled easily to the front of the property via the passageway directly too the left of the property on waste collection days and wheeled back to the storage area once collected.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

16. Residential/Dwelling Units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Other	5	0	0	0	0	5
Total	5	0	0	0	0	5

Please select the existing housing categories that are relevant to your proposal.

- ☒Market Housing
- ☐Social, Affordable or Intermediate Rent
- ☐Affordable Home Ownership
- ☐Starter Homes
- ☐Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Other	4	0	0	0	0	4
Total	4	0	0	0	0	4

Total proposed residential units	<input type="text" value="5"/>
Total existing residential units	<input type="text" value="4"/>
Total net gain or loss of residential units	<input type="text" value="1"/>

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☒ Yes ☐ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	19/00677/PREAPP

Date (Must be pre-application submission)

19/08/2020

Details of the pre-application advice received

Below is some of the main advice & conclusions provided:

Without prejudice to any future decision made by the Council, the proposal in its current form would need to overcome the following issues:

Any planning application should clarify the floor space of the bedrooms. Each bedroom should be in excess of 6.5 sq m (for single occupancy), excluding any en-suite bathroom in order to confirm compliance with the space standards

Any planning application should clarify if there is an area of private outdoor amenity space for the future residents of the property

Any planning application should clarify the number and siting of bins

Any planning application should clarify if any external alterations are proposed in order to facilitate the change of use.

Any planning application should demonstrate that the proposed 5 bedroom HMO occupied by unrelated individuals would not introduce a potential source of noise and disturbance greater than that normally associated with a 4 bedroom single family dwelling house to the detriment of neighbouring residential amenity.

The proposal results in a shortfall in parking requirement in terms of the local plan guidelines, and therefore further information would need to be submitted with any planning application to demonstrate why this is acceptable and would not have an adverse impact in terms of highway safety and residential amenity.

A flood risk assessment should be provided which confirms compliance with flood mitigation note 1.

In terms of concentration of uses along Princes Road, the most recent data available confirms that the % of properties in a shared use (including HMOs and flats) is currently at 50%. This figure comprises 31 properties from a total of 62, which are in use as HMOs and flats. This figure would increase to 51.6% should the property the subject of this pre-application proposal change to a HMO. As the existing concentration does not exceed 50% but would only be exceeded as a result of this property being converted, the proposed change of use from a C3 to a C4 use would be in accordance with policy 7 in so far as it seeks to limit the concentration of HMOs in any specific street. This would be in accordance with a (recent) appeal decision at 60 Ryde Street (17/00879/FULL) for change of use from C3 to C4 use where the existing % of properties in a shared use (including flats & HMOs) was 49.4% and which would have increased to 50.57% as a result of the proposal. The Inspector stated in that appeal that "The wording of the policy (7) clearly applies the restriction to streets where the concentration of shared accommodation already exceeds 50% and not to streets below that level but whose concentration would pass that point if another property was converted. Because the current concentration is below the 50% point the proposed change of use would be in accord with policy 7 in so far as it seeks to limit the concentration of HMOs in any specific street".

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

24. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Coupland"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="14/10/2020"/>

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	<input type="text" value="14/10/2020"/>
----------------------------------	---