

Amenity of Neighbours/Surrounding Area

Issues Raised From Pre-Application Planning Advice

The following has been copied from the pre-application planning advice:

“Policy 7 of the Local Plan stipulates that conversion of a property into a house in multiple occupation (HMO) will not be allowed if it would: a. result in a concentration of similar uses adversely affecting local amenity and the character of the area; b. introduce a potential source of noise and disturbance greater than that normally associated with a dwelling to the detriment of neighbouring residential amenity, which could not be mitigated by careful planning of room layout and the use of sound insulation; or c. create unacceptable parking problems to the detriment of local amenity.

Policy 7 also includes criteria relating to whether there is an overconcentration of such uses which adversely affects the character of an area. Policy 7 sets out that where an Article 4 Direction exists for small HMOs, and if the concentration of HMOs and flats exceeds 50% in a specific street, then further HMOs will not be allowed, with the exception of streets within the University Quarter as shown on the policies map. The site is not located within the University Quarter as shown on the local plan policies map. 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”.

Conclusion

Given the advice provided in the pre-application planning shows that Princes Road does not already exceed 50% as mentioned in policy 7, then the change of use would be in accord with policy 7. I am hopeful that even if the addition of this HMO (if granted) were to slightly exceed the 50% margin, then it would be reviewed on a case-by-case basis given the national awareness Libra Spaces are seeking as an accommodation provider that is revolutionising the HMO sector for co-living spaces through a design-led approach to improve mental health and wellbeing. Our aim is to inspire other HMO landlords in the Humber region and across the UK to join the co-living movement so that together we can transform the industry and improve people's living conditions and livelihoods.