

PLANNING STATEMENT

Proposed change of use from C4 small HMO to House in Multiple Occupation for 8 persons - Sui generis including provision of 2 parking spaces.

50 SUMMERHILL ROAD

ST GEORGE

BRISTOL

BS5 8HJ

Report prepared by	Dr. Doron Boone
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1. Introduction

This Planning Statement has been prepared by Doron Boone to accompany and support this application.

2. Site Location and Description

The site located at 50 Summerhill Road, St George, Bristol, BS5 8HJ is an end-terrace property. The property is located on gradient land with land at the front being higher than the rear. The property has rear access via alleyway connected to The Avenue and side accesses via King Dick's Lane directly to the basement and through a separate access to the rear garden. The rooms are spread over 3 floors. The property offers remarkably spacious rooms, providing much needed professional accommodation.

The site is conveniently located with a bus stop and lanes located to the front of the property. Future occupants will be encouraged to use public transport. Safe bicycle storage for 8 (eight) cycles is located in the basement of the property with convenient and secure access from the King Dick's Lane and includes electric bicycle charging stations available for each occupant.

3. The Statement

Bristol City Council Room Size and Amenity Standards for Licensable Houses in Multiple Occupation (HMOs) under Part 2 of the Housing Act 2004 (November 2018) minimum room sizes for 8 persons recommends:

Bedroom:	1 person:	6.51 m²
	2 persons:	10.22 m²
Total Communal living space for 8 persons:	24 m²	

According to the register of licensed properties under the Housing Act 2004 there are only 37 licensed properties of this type in the whole St. George area and only 2 of such type in Summerhill Road. Based on that there are very few HMOs in the vicinity, I do not believe an additional two residents will adversely affect the character of the area.

Number 50 Summerhill Road presently has six bedrooms each with en-suite facilities and room sizes ranging from 12.7 m² to 27.9 m².

The two largest rooms with floor areas of 27.91 m² and 19.5 m² are sufficiently large enough to accommodate couples (2 persons).

Communal living space provision is 28 m². An additional 15 m² of utility space is provided in the basement and is sufficient to accommodate additional storage for food waste bin and recycling bags in addition to the external general waste bins.

Secure cycle parking is provided for 8 bicycles in the basement of 50 Summerhill Road, conveniently accessed via a key operated door directly from King Dicks Lane with charging facilities for electric bicycles. Additionally, the property is located on the bus route with the bus stop located directly in front of the property.

There are presently no parking spaces besides on street parking available to residents of 50 Summerhill Road. To address potential concerns, this proposal includes the provision of two new car parking spaces to the rear of the property accessed via King Dicks Lane (unadopted). A swept path analysis confirms the two parking spaces can be accessed via King Dicks Lane. One of the spaces could also be accessed via the lane (unadopted) leading from The Avenue, which is also used for vehicular access and parking by neighbouring properties.

We plan to use Gridforce® to construct the surface of the parking space ([https://gridforce.co.uk/uploads/files/New%20Gridfore%20Brochure%2012pp%20A4\(April2019\).pdf](https://gridforce.co.uk/uploads/files/New%20Gridfore%20Brochure%2012pp%20A4(April2019).pdf)) and seed this with grass to minimise the visual impact and ensure it remains a sustainable drainage surface. Consequently, we anticipate the provision of the parking spaces should not result in harm to the character and appearance of the area.

External Amenity

With regard to ascertaining recommended external amenity provision for HMO properties I have been unable to locate a Bristol City Council supplementary planning document which makes specific reference to this subject. I have identified a comprehensive document produced by City of Cardiff Council (<https://www.cardiff.gov.uk/ENG/resident/Planning/Planning-Policy/Supplementary-Planning-Guidance/Documents/Houses%20in%20Multiple%20Occupation%20-%20Supplementary%20Planning%20Guidance.pdf>), which makes the following recommendations:

Persons in dwellings	Minimum external amenity space required
Up to 6 (C4 Dwellings)	25m ²
7 (Sui Generis HMO)	27.5m ²
8	30m ²
9	32.5m ²
10	35m ²

The total property size at 50 Summerhill Rd is equal to 210 m² of which existing external area amounts to 104 m².

The two parking spaces will take up an area of 37 m². The residual external space will be 67 m² which is twice the minimum recommendation set by the City of Cardiff. The area will be landscaped for the benefit of the tenants to provide an outdoor seating and Barbeque area. A tree and shrub planting scheme has been commissioned for visual amenity and to encourage bird-life.

4. Conclusion

50 Summerhill Road is a spacious HMO property which can easily accommodate two additional residents to add to the mix and character of the household.

The addition of two much needed parking spaces and the landscaping of the rear garden area should improve the character and appearance of the area.