

43 Hinton Road, Greenbank, Bristol, BS5 6HA

Design and Access Statement -

Application for Change of Use from C3 Residential to C4 House in Multiple Occupation.

June 2021

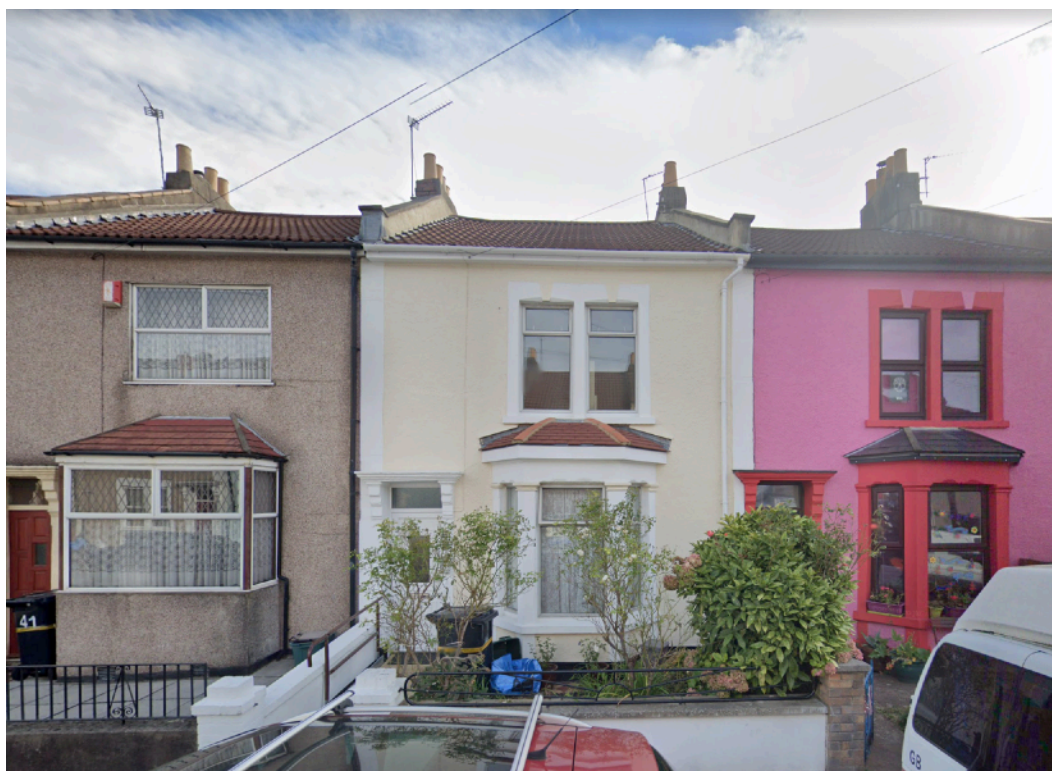
The Location

The site is located on the east side of Hinton Road. The application relates to a terraced dwelling comprising of a small sized frontage and a rear garden with a store/garage.

The site now falls within the new area of Bristol subject to Article Four, which requires planning permission for change of use to C4, a House in Multiple Occupation (HMO).

The property

The property is an early 1900s terraced house set on a road of similar residential buildings. There are a wide variety of properties nearby, including local shops on Greenbank Road.



43 Hinton Road

The Proposal

The applicants are purchasing the dwelling and wish to apply for a change of use to an HMO, consisting of four single bedrooms. There are no proposed changes to the outside of the property. The existing access to the front and to the rear will remain the same.

The proposal will increase the number of bedrooms from three (three doubles) to four single bedrooms. Each room will be rented out for single occupancy, requiring planning permission

for change of use from C3 to C4 for four occupants. Grant Property intends to market the house for rent to four young professionals.

Typical family homes of this size in the area have three bedrooms, but could potentially house four or more people. There will, therefore, be no increase in demand on the local infrastructure or services. 43 Hinton Road has already been extended and is larger than the neighbouring properties.

Renovation of the property will include electrical re-wiring, new insulation, new central heating system, new bathroom and a new kitchen with eco-friendly appliances.



The house will be renovated and managed by Grant Property who currently manage properties in Bristol on behalf of their clients.

Access

The existing access to the property will not change. There is currently pedestrian access to the front and the rear of the property. There is a large store/garage to the rear of the property but no vehicular access. This will be used for bicycle storage.

Cycle parking standards refer to a minimum provision, as stated in Appendix 2, of three spaces for 4+ bed units. A Galvanised Sheffield bike rack (as pictured) will be fitted in the existing storage building to provide secure storage. The proposal will, therefore, offer compliant cycle storage.



The Bristol and Bath Railway Path is less than 260m from the property. The Path is a 'Strategic Route' for cycling and an integral commuting link; an attractive leisure path as well as an important wildlife corridor.

The local shops are only 140m from the property.

The Bus Stops on Devon Road are 190m from the property. They service the local bus routes to and from Southmead and Cabot Circus.

The area is well served by public transport making the property sustainable.



Policy

Policy DM32 requires shared housing schemes to provide shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.

- The existing wheelie bins and recycling bins match the requirements. A timber bin storage unit will be provided at the front of the property. This will be 1600mm x 800mm, larger than the HMO standard requirements.

Policy DM30 of the Bristol Local Plan states, *"Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building."*

- There will be no changes to the exterior of the building.

Policy DM2 (Residential Sub-Divisions & Specialist Housing) states that intensification of existing houses in multiple occupation will not be permitted where the development would harm the residential amenity or character of the locality as a result of detrimental impact of physical alterations to buildings and structures.

- There are no proposed external alterations to the property with this proposal. The C4 HMO can still be used as a family home, with no planning restrictions, if desired.

2.2.2 .The sub-division of existing accommodation and the supply of shared housing provide an important contribution to people's housing choice.

Policy BSC18 of the adopted Core Strategy states that "all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities".

HMO. SPD. States that a threshold proportion of 10% HMOs in any neighbourhood is considered harmful and, therefore the threshold.



Bristol Pinpoint Map showing Local HMOs

- According to data obtained from Bristol City Council's Pinpoint Mapping Service, there are two registered HMOs within a 100m radius of the property which equates to 1.2% of all dwellings. This is below the Council's 10% guideline.
- Hinton Road consists of 50 houses of which only one is an HMO.
- The nearest HMO is 78m away. There is no risk of HMO 'Sandwiching'.
- There is no student accommodation within 100m.
- There are no active planning applications for new HMOs within 100m.

HMO Standards

Bristol City Council has Licensing Standards in relation to HMO accommodation including a requirement in relation to room sizes. A bedroom for a single occupant must measure at least 6.5m². The proposed floor plan shows that all the proposed bedrooms meet this requirement. The proposal includes four single bedrooms. The proposed floor plan also shows the kitchen and the living area measuring 36.2m² which is more than double the requirements of the HMO Licencing Standards of 17m².

Summary

- No external changes to the property.
- The renovation will be carried out to a high specification using eco-friendly appliances.
- Each bedroom is for single occupancy only.
- The proposal complies with HMO Licencing Standards.
- The local area is below the Council's 10% guidelines for HMOs.
- There is no 'Sandwiching' with other HMOs.
- The property is not within the Bristol Flood Zones.
- The location has very good public transport links and is, therefore, sustainable.

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