

4 Grove Road Planning Statement

Planning History

The property is currently within use class C3 a traditional single three storey dwelling house of five bedrooms situated within a terrace thereby sharing a party wall on either side.

No external alterations are proposed within this application.

There are no previous applications associated with the site.

Proposals

Planning Permission is sought for a change of use to C4 a House in Multiple Occupation consisting of five single rooms without kitchen facilities intended for single persons. The proposed HMO can, therefore, accommodate up to a maximum of five persons.

Individual room sizes comply with Bexley Council's 'Rent it Right: General Property Standards for Property Licensing' – Part 2 Additional Standards for HMO Property.

Lounge/dining area 11 sqm for up to 3 people. Proposed;

Bedroom 1, a single person 15.1 sqm

Bedroom 2, a single person 14.1 sqm

Bedroom 3, a single person 13.6 sqm

Bedroom 4, a single person 8.3 sqm

Bedroom 4, a single person 5.4m²

Shared amenities provided are a kitchen, dining and lounge space together with one bathroom and a separate shower room with a WC and wash hand basin, a separate WC and also external garden space. The proposed kitchen has a floor area of 12.8 sqm – which significantly exceeds the minimum requirements for a facility catering to 5 people - and is contained within a separate room, thereby, reducing the fire risk. The kitchen as a separated space will contain appliances which generate noise i.e. washing machine, dish washer and possible clothes dryer, thereby minimising noise disturbance to persons using the remainder of the building.

The living area proposed is 19.7m² and the separate dining space is 11.2m².

It is intended that upon Grant of Planning Permission for a change of use to a House in Multiple Occupation, and before such use commences, management will submit to Bexley Council for Licensing of the property as a House in Multiple Occupation.

Refuse

Wheelie bins for both general refuse and recycling are in general use in accordance with other properties along the road.. Wheelie bins are located just inside the front garden and adjacent to the footpath leading to the main entrance, thereby, convenient for residents to dispose of refuse when leaving the premises. This location is also convenient for refuse collection being very close to the highway off 4 Grove Road.

Additional Notes

A smoke alarm and heat detector will be installed on every storey of the rented dwelling and a carbon monoxide alarm is to be installed in any room which contains a solid fuel burning combustion appliance. The landlord will ensure such alarms are in proper working order.

The kitchen is to have an appropriate heat or smoke detector.

Within the kitchen, one set of storage wall cupboard 500mm wide, is to be provided per person (not within the sink unit).

The kitchen to have one cooker with a minimum of 4 burners, oven and grill with 500 x 600mm worktop adjacent to the cooker.

One sink and drainers 1000 x 600mm is to be provided with a constant supply of hot and cold water and properly connected to the drainage system. The cold water supply shall be direct from the mains supply.

Fixed worktops are to be made of an impervious material with one worktop to be a minimum size of 2000x600mm.

One refrigerator of minimum 245 litres and one freezer minimum 85 litres are to be provided (or one fridge/freezer achieving these capacities).

One washing machine is to be provided.

One clothes dryer with an appropriate power socket is to be provided venting to the outside. If it is not possible to vent to the external atmosphere, then a condensing dryer is to be used.

A mechanical extract fan with an extraction rate of 15 litres/sec (min 3 air changes per hour) is to be installed.

One additional shower room is provided over and above the minimum requirements.