

Design & Access Statement

258 Strensall Road
Earswick
York
YO32 9SW

Project: 1507-S10

The applicant purchased the 4-bedroom detached dormer bungalow with a through link into a 2-bedroom, self-contained annexe. It is believed that the annexe was formed some time in the 1980's and the property is subject to two council tax demands. The current owner: the applicant continues to pay two council tax demands for the host property and the annexe.

In June 2021, the applicant began to convert the property into a 10-bedroom HMO and the property is currently unfinished. The applicant was recently served an enforcement notice and it is understood that the annexe has never had planning consent, despite it requiring its only council tax demand.

The site was formerly a farm and property are part of a 12-acre site; the site has not been managed as a farm for many years.

The Change of Use into a HMO does not require any extensions to the property, however minor alterations have been made, such as the insertion of new windows and doors, the infilling of windows and general repair and maintenance work throughout. The applicant also plans to construct a secure timber cycle shed to the north of the property, details with dimensions accompany this application.

Each of the 10 bedrooms are intended for single occupancy use, each with its own ensuite or bathroom. The main part of the property will accommodate 7 bedrooms a shared kitchen, dining and living space. The original annexe will accommodate 3 bedrooms, kitchen, dining and living area. The accommodation will be finished to high standard with the aim of providing rooms to young professionals.