

**Proposed Conversion of Use of an Existing 3 Bed House in Multiple
Occupation**

To Form 5 Bed House in Multiple Occupation

At

7 Lilac Avenue, York YO10 3AT

Planning, Design and Access Statement

1.0 Introduction

1.1 This statement has been prepared to accompany the planning application submitted to the City of York Council for full planning permission for the conversion of an existing 3 bed house in multiple occupation (HMO) to form 5 bed house in multiple occupation at 7 Lilac Avenue, York YO10 3AT

1.2 This statement provides a written description of the proposed conversion, its impact on amenity of the neighbouring area, and impact on the local parking and highway safety. It also provides justification for the proposal and explains why the applicant considers it is consistent with relevant national and local planning policies and guidance. The statement also addresses the following issues arising from the proposal:

- Development Principle
- Impact of the proposed use on the amenity of the neighbouring area;
- Impact on the local parking and highway safety

1.3 This Planning, Design and Access Statement should be read in conjunction with the planning drawings accompanying this planning application.

2.0 Site Context and Planning History

- 2.1 The property subject to this application is a two storey semi-detached house. To the rear lies a generous rear yard with large garage. The site frontage is hard surfaced and is accessed from Lilac Avenue. On street car parking is available and the site also allows for off street parking.
- 2.2 With regard to the wider context, the area adjoining the application site forms part of a well-established residential area which is characterised by two storey semi-detached properties
- 2.3 In terms of its connectivity, No.7 Lilac Avenue is around 1.5miles from the city centre and 0.5m from York University. Local bus routes run regularly making the site sustainable and one that offers opportunities of transport other than car. Lilac Avenue is close to a number of dedicated cycle routes.

3.0 The Proposal

- 3.1 The proposal now before the Local Planning Authority seeks planning permission for the conversion of an existing 3 bed house in multiple occupation (HMO) to form 5 bed house in multiple occupation at 7 Lilac Avenue, York YO10 3AT. Full details of the provision are shown on the plans accompanying this application. The details of the proposed development are discussed in Section 5.0 of this document.

4.0 Relevant Planning Policies and Guidance

- 4.1 In determining planning applications, a Local Planning Authority (LPA) must have regard to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF)

- 4.2 The National Planning Policy Framework 2018 (NPPF) was published in July 2018 to replace its predecessor which was originally published in 2012. The NPPF sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment.
- 4.3 With regard to the use of land, Section 11 of the NPPF particularly encourages the effective use of land in meeting the need for homes and other uses, and to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support for appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

City of York Draft Local Plan and Emerging Local Plan

- 4.8 Whilst the City of York Draft Local Plan Incorporating the Fourth Set of Changes, Development Control Local Plan was approved by the Council for development control purposes in April 2005. It does not form part of the statutory development plan, and the emerging Local Plan is currently going through the examination process. As such, the proposal should be principally assessed against the National Planning Policy Framework (the Framework 2018).

5.0 Design and Access Assessment

Development Principle

- 5.1 The property is an existing HMO therefore the applicant considers the principle of this conversion acceptable.

Use

- 5.2 As aforementioned, No.7 Lilac Avenue is a two storey semi-detached house and shares its boundaries with such others.

- 5.3 The building currently has 3no bedrooms located across the ground and first floor. The property has a separate kitchen, lounge, and bathroom and garage.

Design and Layout

- 5.6 Externally, the existing hipped roof will be changed to a gable end along with a flat roof dormer. The dormer will be clad in tile hanging to match the existing roof tiles with white UPVC windows. The addition is in line with what would be allowable under permitted development for a dwelling (C3)

- 5.7 Internally, 2no bedrooms will be created in the loft. The remainder of the building layout is already in line with the operational needs of the HMO accommodation no further work is envisaged.

- 5.8 Overall, it is considered that the proposal would not have any adverse impact on the building's external appearance or the character of the local area.

Amount and Scale

- 5.9 The proposed scheme is described in full in the submitted drawings, and a summary of the breakdown of the proposed accommodation is as follows;

Ground Floor - 1x Communal kitchen, communal lounge, store room, bedroom.

First Floor - 2 x bedroom, shared bathroom and shower room.

Second - 2 x bedroom, eaves storage

- 5.10 In terms of access, the front and rear door of the existing HMO will be used as the primary entrances to building.

Amenity and other Planning Considerations

- 5.11 The application site is situated on an established residential area.

- 5.12 There is no evidence to indicate that a HMO is any more likely to cause noise, disturbance, or nuisance than if the property were occupied by a large family. Therefore, there is no reason to conclude the proposal would have detrimental impact on the residential amenity of the neighbouring area.

- 5.13 Further, given the proposal does not involve any ground or first floor extension, it is envisaged that no loss of view or outlook will occur as a result of the proposal.

Parking & Cycle Provision

- 5.14 In terms of parking, the existing driveway is of a sufficient size to allow 2 cars to park which is considered to be adequate for the property. As a 5 bed HMO 3 parking spaces are preferred but not mandatory. As mentioned previously, the site has good links for transport other than car however Lilac Avenue has plenty of off street parking available. The proposed driveway is of a size to allow maintenance and a dedicated areas for secure refuse and recycling.
- 5.15 It is also worth noting that the application site is sustainably located, with easy access to York Centre. Local shops and major public transport routes. As such, it is considered that the application site offers significant opportunities for access by means other than private cars. As such the existing outbuilding can house up to 5no secure cycle parking spaces. It is anticipated that not all occupants will use cycles but the facility is there should they need it.

6.0 Planning Balance and Conclusion

- 6.1 In considering the planning merits of any development proposal, the starting point is the development plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. If it can be demonstrated that the proposed accords with the policies of the development plan, or that material considerations indicate that the application should be determined other than in accordance with the development plan, then planning permission should be granted.
- 6.2 This statement has demonstrated that the proposed conversion of No.7 Lilac Avenue is in line with relevant polices and guidance contained within the City of York Draft Local Plan (2005), the emerging Local Plan and the relevant principles contained within the 2018 Framework.
- 6.3 Drawing all the above together, the applicant considers it is reasonable to conclude that the proposed development would represent a sustainable form of development and complies fully with the NPPF and relevant policies of the Council's Local Plan document. In this light and given that there are no other material considerations suggesting otherwise, we believe that planning permission should be granted.