

Design and Access Statement for a Change of Use from a dwelling house (C3) to a HMO

Introduction

This is a Planning, Design and Access statement in support of a planning application for a lawful change of use of a residential property (C3) to a 7 Person House in multiple Occupation (HMO) Sui Generis at 39 Redbourne Drive, Thamesmead, London SE28 8RZ.

Site Context.

The application site is a mid-terrace in a block of residential properties. It is a three storey property which comprises of a ground floor, first floor and second floor. Presently, it is a 4 bedroom house, with a kitchen and a converted bedroom on the ground floor, reception room on the first floor and 3 additional bedrooms on both first and second floors.

The site is not a listed building and it is not within a conservation area.

There will be no alterations to the structural work of the existing buildings. No extensions or new block work is proposed. All alterations are internal and will not impact any existing water course, nor result in any unacceptable risk of flooding.

Proposed Use

The application proposes the conversion of the existing three storey building to form a house in multiple occupation (HMO). This will comprise a 5 bedrooms comprising 2 double rooms and 3 single rooms that can accommodate up to 7 persons.

Each of the rooms will have en-suite bathroom. The property is also provided with a communal space of kitchen and reception room on the ground floor and a shared rear garden.

The plans submitted with the application indicating the room sizes, demonstrate that this level of occupation can be readily accommodated within the building and relevant HMO standards laid down by the Council's Housing Services department will be satisfied. The development is considered to represent an appropriate use of the building and good standard of accommodation.

Bedroom Sizes

Bedroom	Proposed Occupancy	Size (sqm)	Standard (sqm)	Complies
1	1	9.5	9	Yes
2	1	10.3	9	Yes
3	2	15.3	12	Yes
4	2	15.3	12	Yes

5	1	10.3	9	Yes
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Table 1: Bedroom sizes.

The accommodation will provide good quality that will:

- 1) Provide sufficient internal space
- 2) Provide occupants with reasonable standard of amenity
- 3) Not give rise to significant adverse amenity impacts to the surrounding properties neighbourhood.

Kitchen Provision

The kitchen provided (as shown) measures 13.0m² in floor size. This meets the requirement to provide 2 sets of facilities for 7 person HMO.

Bathroom Provision

As shown in the submitted plans, each room in the proposal is provided with an en-suite/bathroom. This is considered to be an adequate bathroom provision in line with the recommended guidance, for Houses in Multiple Occupation (2017).

Outdoor Amenity Space

The proposed dwelling would reuse the existing rear garden outdoor amenity space of about 33.0sqm. This is considered to be adequate for the proposed number of occupants in the HMO.

Other Internal Amenity Factors

The proposed HMO as a whole would be dual aspect. Habitable windows would serve bedroom and living space, with all of these spaces having a reasonable outlook and receiving direct sunlight for part of the day. None of the proposed bedrooms in the application would be subject to privacy or overlooking related impacts from neighbouring properties.

Appearance and Alteration

The scheme of alteration in this case will leave the character and external appearance of the building unchanged. The only changes will be internal.

The scheme of conversion, will involve minimal internal alterations to the building, respects the existing characteristics of the building. The existing character and appearance of the building will be maintained. No new openings are to be formed and there will be no extensions to the existing buildings either in front or at the rear.

Parking and Cycle Storage

Along the Redbourne Drive, there are unlimited and unmarked road parking spaces that can be used by new occupants of this proposed HMO.

Secured cycle stands have been proposed for occupants at the existing back garden of the property. This will give access to all users as well as provide security to the bicycles.

Waste and Recycle collection

There is existing provision for waste collection and recyclable waste in place at the property. The existing 4 bedroom dwelling house makes provision for storage and collection of waste and recyclable waste for a household that consist of minimum of 7 people. The proposed use is for 5bedrooms HMO. The proposal and the no of occupants is not far off from the previous no of occupants, and so there is no need for extra arrangements and the use is not expected to change significantly.

Supporting Documentation

Alongside this planning statement is the following:

- Existing and Proposed Floor plans
- Elevations
- Site Plan
- Site location plan
- Kitchen Layout details.

Relevant Planning Policy

National Planning Policy Framework July 2019 (NPPF)

The NPPF (February 2019) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the National Planning Policy Framework published in July 2018. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Achieving sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environmental.

Decision-making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Determining applications

Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Delivering a sufficient supply of homes

Government's objective is to significantly boost the supply of homes, with Paragraph 61 stating that "the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travelers, people who rent their homes and people wishing to commission or build their own homes".

Policy 3.8: Housing Choice

Policy 3.8 states that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. In particular, Councils are required to take account of the housing needs in their area, with Section B (e) requiring that "account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision." Policy 7.4: Local Character

Conclusion

The proposal makes efficient use of land, without creating overdevelopment on the site, whilst also ensuring a sustainable development is achieved. It will not result in the loss or part-loss of any site allocated for general housing use; and

1. It is a "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
2. The building and each bedroom exceeds the minimum size stated by the borough for new HMOs. Presently, the area is well served by public transport, local shops and facilities, and will not result in a loss of a site allocated for housing.

3. The proposal will contribute to the mix of housing within the area and to housing choice and will provide a good standard of accommodation, such as space standards, facilities, daylight and sunlight, aspect and amenity space..
4. The sensitive and neat design ensures that the character of the existing surrounding buildings is not compromised and the scheme respects the surrounding townscape and is suitable for the topography of the area;
5. The proposed development has no impact on the adjoining premises and therefore there would be no loss of amenity to the neighbouring buildings and occupiers.
6. No extensions or new block work is proposed. All alterations, which are minimal, are internal. This proposal will therefore not have any impact on the existing water course, nor result in any unacceptable risk of flooding.