

Design Access Statement for a change of use from a 3 Bed C3 house to a 4 Bed C4 HMO at
22 Birdham Road, Stockbridge PO19 8TE

Introduction

This is a Planning, Design and Access statement in support of a planning application for the change of use of an existing C3 Dwelling house to a C4 House in Multiple Occupation. The proposal will involve changing from a three bed semi detached house to a 4 bed semi detached house in multiple occupation.

Proposed use

The application proposes changing the existing ground floor kitchen/living room/dining room to provide a separate bedroom retaining the existing kitchen/living room. The remainder of the property will be refurbished include refurbishing the kitchen and bathroom.

Appearance and Alteration

The alterations to provide a separate bedroom on the ground floor will be internal. The work will involve separating the room and constructing a new door providing access from the ground floor bedroom to the front hall.

Access and Landscaping

The change of use has no landscaping implications.

Amenities

The change of use will not compromise the amenities currently enjoyed by the neighbouring properties as the proposed density of the HMO is similar to that of a single family dwelling.

The proposal would widen the available housing choice in the area.

The property is suitable for use as an HMO and there is no evidence it would cause harm to the living conditions of neighbouring residents.

Parking and cycle Storage

The property has off street parking for 3-4 vehicles.

There is a secure garage for cycle storage.

The property is on a bus route circa 50m from the nearest bus stop.

Waste and Recycling

There is ample space for the provision of waste collection and recycling waste at the property.

Relevant considerations

The University of Chichester has noted a lack of accredited HMOs in the City. As a result there are periodic shortages. This is not a significant issue at the moment but may deteriorate with student growth. According to the University, during the clearing period in 2021 there were only three rental properties available within a 3 mile radius of the University.

The University currently has six accommodation locations including two campus locations, two off campus locations and two temporary locations. The University is planning to refurbish some of the existing locations which could result in the loss of around 100 bedspaces which will become communal space.

Looking forward the University expects to grow rapidly both in terms of student roll and reputation. The University is at the beginning of a process called Project Cornerstone which will see the University grow its current fulltime student numbers to around 6,000 by 2025/26 and to 7,000 in the longer term. Part of this growth will be as a result of wider demographic growth in the number of 18 year olds nationally.

It is therefore essential that there is adequate, good quality housing provision in the vicinity to keep pace with the expected growth in the student population.

Conclusion

The proposal makes good use of the property without overdevelopment. The development meets the needs of the present without compromising future generations.

The bedrooms all exceed the minimum size requirement for an HMO.

The locality is well served by public transport.

The character of the property and the street vista will not be impacted.

The change will make effective use of the current housing stock to diversify the current housing provision.