

PLANNING STATEMENT FOR

The conversion from single dwelling to HMO at 31 Hind Crescent, Erith, Kent, DA8 3BP

Site and surroundings

The application site is currently a two storey three bedroomed end terraced family house and is located on the eastern side of Hind Crescent 50 metres to the junction of Hind Crescent within a cul-de sac and has a small front garden with a large one to the rear. The surrounding area comprises of residential two storey terraced dwellings. Local shops in Bexley Road and Northumberland Health Medical centre are within 5 minutes walk from the property.

The property is not listed, statutory listed or within a conservation area.

Proposal

It is proposed to convert the property into a HMO providing 4 bedrooms each with en-suite facilities and a shared kitchen space.

External appearance to the dwelling

The change of use will have only one change the rear elevation being the removal of a window replaced with a door.

Residential Accommodation

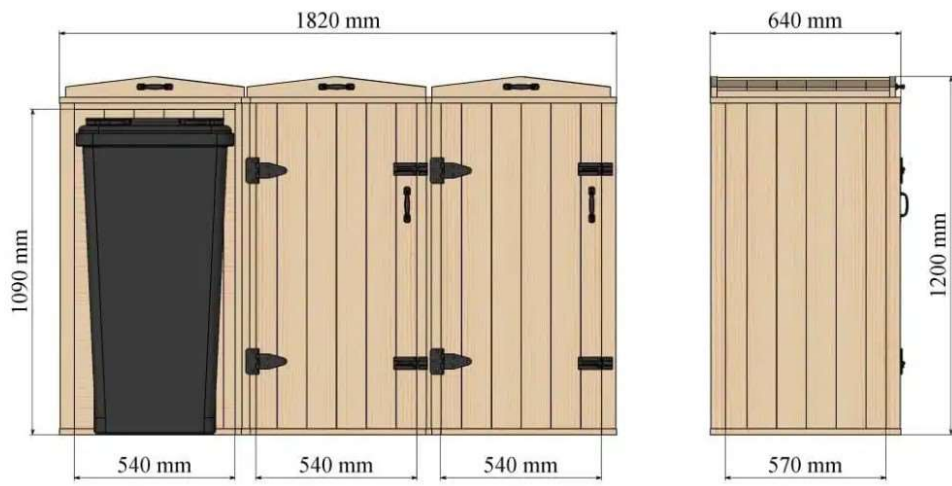
The conversion meets all the appropriate room sizes and facilities etc, as HMO Standards for shared houses/flats, self contained hostels and bedsits within the document Guidance to HMO Amenity Standards (2007) as adopted by the London Borough of Bexley.

The house is accessed from Hind Crescent all of the bedrooms are accessed via the hall way and corridor on all levels and have access to the rear garden.

Each bedroom has a minimum of one window providing outlook, daylight, ventilation and escape in the event of a fire although the property will be fitted with smoke and fire alarm detection and fire doors as required under the building regulations. There are en-suite facilities within each of the bedrooms and the first floor kitchen is accessible to all occupants.

The maximum amount of people occupying the property at any one time will be 4.

There is refuse bin storage within the frontage and secure covered cycle storage within the rear garden, as per the enclosed pictures below and located on drawing number HC/14.



 **WHEELIE BIN**
STORAGE DIRECT





Transport

The proposal is served by good sustainable transport links. There are local buses stops within a 5 minute walk from the property with bus routes going toward London, Kent and beyond. Barnehurst railway station is within a 17 minute walk from the property with train services going towards London, Kent and beyond.

Bexleyheath shopping centre is 1.75 miles away from the property and can be reached by bus or car.

There is one off road car parking space directly in front of the property additional car parking is available just beyond within Hind Crescent.

Conclusion

Given the need for this type of development the proposal meets all of the requirements within the document Guidance to HMO Amenity Standards (2007) as adopted by the London Borough of Bexley and therefore should be considered for full planning approval.