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Planning Statement

For the
Change of use from HMO C4 to
Sui Generis (Large HMO)

Land at

**110 North Road,
Dartford, DA1 3NB**



By

Eade Planning Ltd

January 2024

Introduction

1. The application is for the change of use from HMO C4 to Sui Generis (Large HMO)
2. The application site consists of a modestly sized two storey property with ample amenity area to the rear.

The Site

3. The site is situated on the northern side of North Road within the borough of Dartford.
4. The site is comprised of a Sui Generis (Large HMO).
5. The property, as it stands provides 6 bedrooms and one communal kitchen.
6. The immediate area is predominantly residential of similarly sized dwellings.
7. The site is not situated in an Conservation Area and the building is neither locally nor statutorily listed.
8. The property enjoys previous extensions at ground floor and loft through PD rights.

The Proposal

1. The proposal converts the largest room, Room 3, to a communal lounge for the use of Rooms 1, 2, 4, 5 & 6.
2. The internal alteration would allow for two people to accommodate each room sufficiently as all rooms exceed the 10.22sqm required.
3. The resulting Large HMO would allow for an occupancy of 10 persons.
4. The lounge would be sufficient in size and allow the occupants to have direct access to the rear garden.
5. The expected increased of 4 persons provide additional refuse arrangements as indicated on the plans.
6. There is no specific requirement for cycle parking for Sui Generis development, nonetheless secure cycle storage is provided to promote and encourage green travel.

Plans

7. Plans are numbered NRD.110.EX.101- existing plans, NRD.110.PR.101 - proposed plans.

Conclusion

8. The development will invite a communal living space whilst not having any detrimental effect on the host or neighbouring properties. The Council is therefore respectfully asked to grant permission.