

PPA2403 Change of Use from C3 to C4 HMO - 5 Pether Road, Oxford

Outline of Proposal

Our clients would like change the existing C3 dwelling to a 5 person 5 bedroom C4 HMO.

Assessment of Site/Heritage Statement

Situation, Orientation and History

The house is a c.1950s terraced property located in Wood Farm, Oxford. It is situated on Pether Road with a North Westerly frontage and South Easterly rear garden.

Existing Features and Materials

The existing building comprises facing brick construction with a concrete tiles roof, with PVC-u joinery.

Survey Drawings

Existing plan drawings are provided. The existing gross internal area is 105m².

Character of Existing Development in the Locality

The surrounding buildings generally comprise facing brick with timber/PVC-u boarded construction, tiled roofs and a variety of joinery styles.

Suitability of Site for Development

The proposal is for the conversion of the property from C3 domestic to C4 HMO. The current patterns of use would change marginally but with management this can be accommodated. We believe that the the 20% ratio criteria for adjacent HMOs has been met, as are the Council's space standards and therefore the development is reasonable.

Benefits/Constraints/Hazards

Benefits

The proposed changes would provide much needed rental space.

Constraints

There are no major constraints. There is no compromise under Appendix 7 to rights to light for either neighbour as a result of the development, as the structure and fabric will not change.

Hazards

There are no hazards as a result of this development.

Scheme Layout

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Style and Layout

The layout of the house remains the same. In accordance with Oxford City Council's space standards for HMOs:

- Bed room sizes are all over 6.5m² (sizes are all in fact larger than 7.5m²)
- Kitchen/living/dining is over 18m² which is correct for a 5 person occupancy in a 3 storey dwelling.

Policy

The scheme complies with Policy H6, H15 and HP14 of the Sites and Housing Plan 2011-2026

H6 (relevant parts)

Planning permission, where sought for the change of use of a dwelling in Use Class C3 to an HMO, will only be granted where:

- *the proportion of buildings used in full or part as an HMO within 100 metres of street length either side of the application site does not exceed 20%; and*
- *the development complies with the space standards set out in the Oxford City Council HMO guidelines; and*
- *the development complies with the City Council's good practice guidance on HMO amenities and facilities, or any equivalent replacement document.*

H15 (relevant parts)

- *Oxford City Council's space standards for a 5 bedroom, 5 person dwelling have been met*

HP14

- *the development does not compromise the privacy of either neighbour*
- *the orientation of existing windows in respect of access to daylight, sunlight and solar gain (i.e. natural heating from direct sunlight) is not compromised*

Situation and Orientation

The situation of the building remains as existing.

Access

There would be no change to the current access to the property.

Requirement for Good Design

We believe that the building meets the requirement for good design in the following respects:

- It retains the existing dwelling form
- It does not alter the aesthetic of the existing building
- It complies with current policies H6, H15 and HP14 of the Sites and Housing Plan 2011-2026
- It fulfils the brief of the client.