



MIKE LEGGETT BUILDING PLANS LTD.

Design • Planning and Building Regulations submissions •

Specifications • Structural calculations

The Springs • Harrowbeer Lane • Yelverton • PL20 6EA

Design and access statement for the change of use of a store at the rear of 55 Wilton street to provide two additional bedrooms.

5th March 2024

55 Wilton Street Millbridge PL1 5LX is a mid-terrace property fronting onto Wilton Street, arranged over three floors and is used as a six bedroom H.M.O with a bathroom and shower room on the ground floor and a kitchen and communal lounge on the lower ground floor.

It has been used as an H.M.O since at least 2007 as evidenced by the fact that it has had an H.M.O licence for six people since 2007. Please see e-mail from Christian Hackney .

At the rear of the property is a building used by the owners as a store and not available to the tenants. The store is attached to the rear of the tenement and has a floor area of 32 square metres. The proposal is to convert the store to provide two additional bedrooms. Bedroom seven would have a floor area of 14.7 square metres and Bedroom eight would have a floor area of 11.0 square metres, both greater than required by H.M.O licensing.

The two rooms would front onto St Barnabas Terrace.

As the house is on three levels it isn't suited for other than the ambulant disabled.

The existing house has little amenity space however the property is in close proximity to Victoria Park.

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