

Planning Design & Access Statement

HMO Conversion Planning Application – 1 Collinwood Road

March 2024

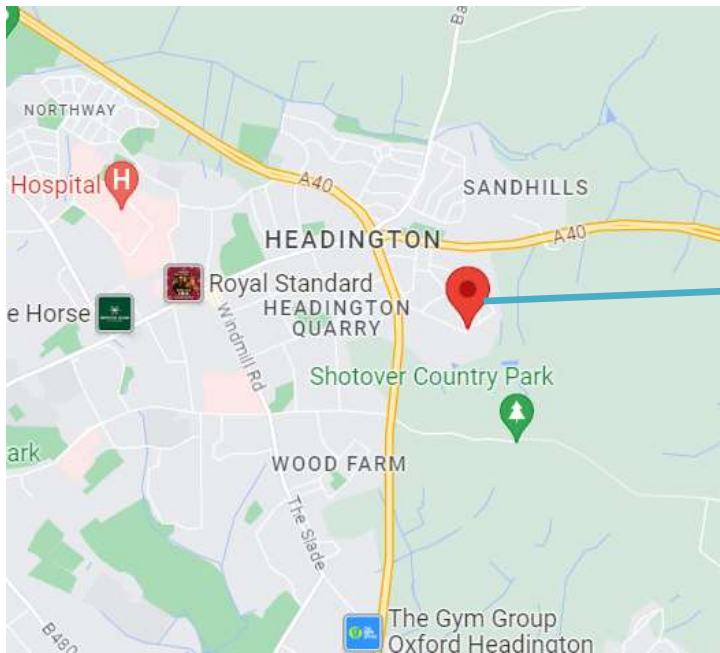
Introduction

- The property is 1 Collinwood Road, Risinghurst, Oxford. The current arrangement of the property is five bedrooms, a mixed kitchen/dining room, living room, one bathroom, one shower room both with W/Cs and one living room.
- The proposal is for a change of use from a single residential dwelling to a six-bedroom House of Multiple Occupation with associated facilities along with the provision of a new dormer/bay window.

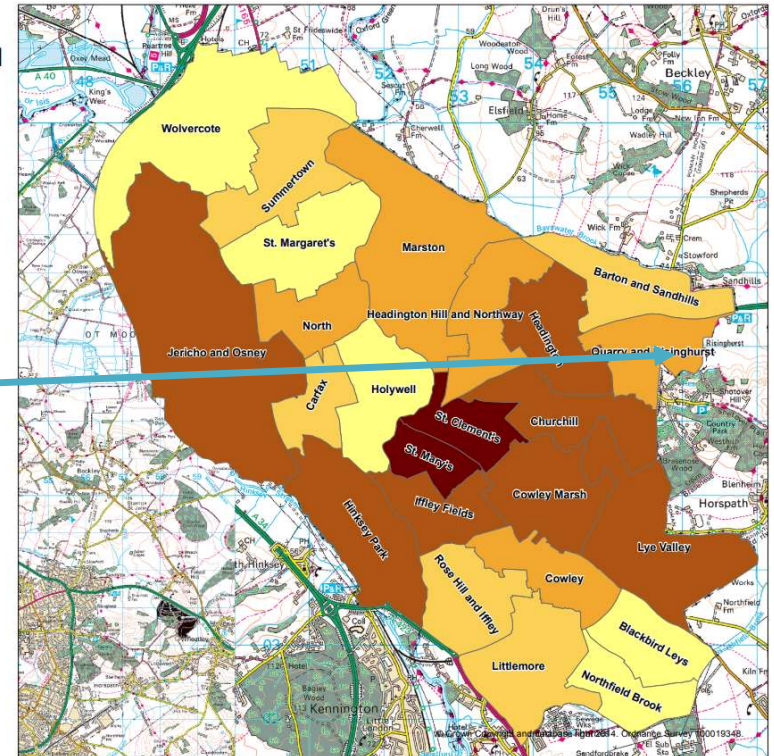
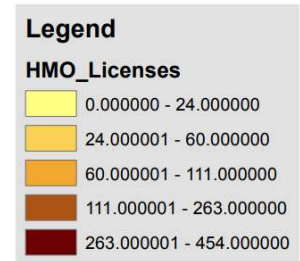


The Site

- HMO license locations around Oxford



HMO Distribution by Ward - March 2018



- The property falls within a ward of Oxford with a low density of existing HMO properties, according to the HMO licenses registered.

Design Proposal

The Works



- A conversion of a residential C3 dwelling into a C4 six-bedroom House Of Multiple Occupancy, including:
 - Conversion of living room into bedroom number 6.
 - Addition of window into bedroom 1 as previously served by roof light.
 - Addition of an ensuite bathroom at ground floor into bedroom 5.
 - New bin store.
 - Additional kitchen units & fittings.
 - All works are compliant with the Oxford City Council guide to Amenities and Facilities for Houses in Multiple occupation.
-

Compliance



- All room sizes are over 8.5 sq meters.
- Concentration in the area is 3.9%.
- Two bathrooms to serve five residents, ensuite to serve one resident.
- LD2 system, heat sensor in kitchen and smoke sensors throughout communal areas, equipment such as fire blankets kept in kitchen.
- FD30 rated fire doors on all bedrooms.
- Installation of window into bedroom one
- New bin store to fit 3 x 360l bins.
- External garage for tenant bicycle storage.
- Four extra base kitchen units, with worktop space on top.
- Combination microwave as second cooker.
- Dishwasher as second sink, built into worktop.
- 1500mm x 600mm work surface provided, with extra to new units.
- 310L fridge space, 120L freezer space.
- Two parking spaces, no on road parking restrictions
- Mechanical ventilation in new ensuite.

Consultation



24/00035/PAC

- Prior to this application we were provided with pre planning application advise, receiving the following feedback:
 - Bedroom on the first floor is only served by a roof light.
 - Installing a normal window would cause overlooking issues.
 - Details of bicycle and bin storage to be provided.
- The following has been applied to develop the design in response to the feedback received:
 - A new bay window installed into the bedroom, with frosted/obscure glazing to the North and East sections being fixed windows. The South section being an approved document B compliant window for escape, with normal glazing complying to Local Plan Policies RE7.
 - Details of bicycle and bin storage have been provided on the drawings, a bin store allowing 3 x 360L bins to be stored, and a garage with an area of 10.31 sqm providing adequate for 6 bicycles.

Conclusion



The above proposal was submitted after careful consideration of Oxford City Council's Policy and Local Plan 2036, HMO guidance, and the neighborhood. Specific policies that molded this proposal are as follows:

- H6 - Houses in Multiple Occupation (HMO)
- H14 - Privacy, daylight and sunlight
- H15 - Internal space standards
- H16 - Outdoor amenity space standards
- RE7 - Managing the impact of development
- M1 - Prioritising walking, cycling, and public transport
- M3 - Motor vehicle parking
- M5 - Bicycle Parking
- DH7 - External servicing features and stores

The conversion from a five-bedroom residential C3, to a six-bedroom HMO C4, was carefully planned in accordance with all available guidance on standards, which this proposal exceeds while providing a good standard of living. An example of the consideration of this proposal goes as far as creating a new window to serve a bedroom with only an existing roof-light. All this consideration makes this proposal a well-rounded scheme that aims to obtain planning permission.