



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole

14 Clive House, Haddo Street,
SE10 9RH

Tel: +44 7506208449

<https://www.mektownplanningconsultants.co.uk>

mosesekole@gmail.com

PLANNING STATEMENT

For

Change of use from C3 (dwelling house) to a Sui Generis HMO for up to 8 people
including provision of bin storage and bicycle parking area.

at

11 York Road, Corby, NN18 0NU

Date: 15th April 2024

Our Ref: 11YRD/NN18/01

CONTENTS

- 1.0. Introductory Background.
 - 2.0. The Site and Context.
 - 3.0. Relevant Planning History.
 - 4.0. The Existing Use of the Property.
 - 5.0. The Legislation –Permitted Development.
 - 6.0. Fallback Position for the Applicant
 - 7.0. Relevant Planning Policy.
 - 8.0. Main Issues and Considerations.
 - 9.0. Summary and Conclusions.
-



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
14 Clive House, Haddo Street,
SE10 9RH
Tel: +44 7506208449
<https://www.mektownplanningconsultants.co.uk>
mosesekole@gmail.com

1.0. INTRODUCTORY BACKGROUND

- 1.1. This planning statement has been produced by MEK Town Planning and Design Consultant Ltd to support an application for a change of use to an 8 persons House in Multiple Occupancy (HMO) (Sui Generis). The development includes the provision of bin storage and bicycle parking facilities. The application site is at no.11 York Road, Corby, NN18 0NU. The application is submitted to Corby Borough Council (CBC) herein referred to as a Local Planning Authority (LPA).
- 1.2. The property has six bedrooms which are currently being operated as HMOs since December 2023. This application seeks for a retrospective planning permission to retain the use of the property as an HMO of up to 8 people as existing.
- 1.3. The layout of the existing layout shows that the property has a large rear garden area of 116.56m² which includes a grassed part and a permeable paved part at the rear garden and patio area – this is demonstrated on drawing no.11YR/001. Four bin storage and recycling facilities are located at rear; however, these would be increased as discussed in the next section of this report. There is an existing brick shed at rear which is being used as storage facility; however, this would be removed.
- 1.4. The property has an existing side access alleyway from the front driveway all the way to the rear and it has a lockable door. The front driveway is substantial in size measuring about 64.64m² and it is enclosed by a wall boundary fence of about 1m in height.
- 1.5. There is an existing dropped kerb on York Road to enable vehicular access to the front driveway. The front driveway can accommodate more than one vehicle.
- 1.6. The surrounding area has adequate services and facilities including recreational areas in the proximity.
- 1.7. The planning statement should be read in conjunction with the following plans and documents which form part of the application submission.
 - ❖ 11YR/001: Existing Layout Plan.
 - ❖ 11YR/002: Proposed Layout Plan.
 - ❖ 11YR/003: Pre-Existing, Existing and Proposed Ground Floor Plans.
 - ❖ 11YR/004: Pre-Existing First Floor Plan.
 - ❖ 11YR/005: Pre-Existing and Existing Front Elevation Plans.
 - ❖ 11YR/006: Existing and Proposed Rear Elevation Plans.
 - ❖ 11YR/007: Existing and Proposed Side Elevations -A.
 - ❖ 11YR/008: Existing and Proposed Side Elevations -B.



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole

14 Clive House, Haddo Street,
SE10 9RH

Tel: +44 7506208449

<https://www.mektownplanningconsultants.co.uk>

mosesekole@gmail.com

- ❖ 11YR/009: Existing Block Plan.
- ❖ 11YR/010: Proposed Block Plan.
- ❖ 11RY/011: Location Plan.
- ❖ Parking Beat Survey -Excel Version.
- ❖ Parking Beat Survey Reports.

1.8. The next sections will discuss the following areas: The site and surrounding context; Relevant planning history; Description of the existing use of the property (HMO Sui Generis); The Legislation -permitted development; The fallback position for the applicant; Relevant planning policy; Main issues and considerations; Summary and Conclusion.

2.0. THE SITE AND CONTEXT.

2.1. The application property is located at No.11 York Road, Corby, NN18 0NU. This is a semi-detached property which has now been subdivided into six bedrooms and used as a large HMO of up to 8 persons.

2.2. Several properties in the area have already been converted into HMOs including no.16 and 20 Deben Road and they do not have car or cycle parking provision on site. No.1, 4 & no.6 Trent Road have also recently been granted retrospective planning permissions for 7-people. These are now precedents which are material considerations to this current application at no.11 York Road. Shopping centre and other essential services and facilities are in proximity.

2.4. Most of the residents of the HMO are employed in these areas and they use sustainable modes of transport such as walking, cycling or buses to work and to connect to neighbouring town centres or shopping areas. Bus stops are in proximity to the site.

2.5. There are several open spaces, sports facilities, or recreational areas in the proximity. These are accessible to the HMO residents who use them as alternative outdoor amenity areas.

2.6. The site has large front driveway which can accommodate more than one car parking space. There are adequate on-street car parking spaces on the surrounding streets and a car parking beat survey is submitted to confirm this.

2.7. The property is neither listed nor in a conservation area. No Article 4 Direction has been imposed in the area restricting HMO development. The area is residential in character and therefore the proposal for 8 person HMO is appropriate at this location.

3.0. RELEVANT PLANNING HISTORY.

3.1. The site does not have specific planning history.



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
14 Clive House, Haddo Street,
SE10 9RH
Tel: +44 7506208449
<https://www.mektownplanningconsultants.co.uk>
mosesekole@gmail.com

4.0. DESCRIPTION OF THE EXISTING USE (HMO).

4.1. The property is in use as an HMO of up to 8 people. The existing HMO use commenced around December 2023 with six bedrooms. Prior to this, the property was in Use Class C3 (single dwelling house) and it contained six bedrooms, living/sitting room, a kitchen, and toilets. This is demonstrated on the submitted pre-commencement drawings.

4.2. The submitted drawings show the design of the layout of individual rooms with facilities for existing HMO:

A. Ground Floor Level.

- ❖ Bedroom 1: size 12.50m²; toilet and shower; TV, waste bin; storage; and reading table. Occupancy – 2 x person.
- ❖ Bedroom 2: size 8.60m²; toilet and shower; TV, waste bin; storage; and reading table. Occupancy – 1 x person. This unit will use the eternal toilet and a shower proposed at near the main entrance door at ground floor level.
- ❖ Kitchen/dinning: size about 19.85m²; two sinks; 2 x cookers with four burners each; microwaves; fridge; wash machine; and dining area. There is a toilet on the hallway and a storage room.
- ❖ The front driveway can accommodate more one car parking space. The communal rear garden area as proposed would be 76.9m². This is demonstrated on the proposed block plan.
- ❖ Screening of 1.5m in height would be provided to the rear window serving bedroom no.2 on the interest of ensuring privacy for the occupant of this room.
- ❖ There are currently four bin facilities at the site which are positioned at rear. However, two additional bin storage and recycling facilities are would be provided making a total of six on site. Access to these facilities would be via the site alleyway as demonstrated on the proposed block plan. These are removed on specific collection day in the week
- ❖ Eight bicycle parking spaces would be provided in a sheltered structure within the area garden area. This is demonstrated on the submitted proposed block plan.
- ❖ All rooms including kitchen area have sufficient daylight/sunlight and outlook to and from windows.



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole

14 Clive House, Haddo Street,
SE10 9RH

Tel: +44 7506208449

<https://www.mektownplanningconsultants.co.uk>

mosesekole@gmail.com

- ❖ There is existing timber boundary fence around the site measuring about 1.8m in height. The boundary fence provides screening of the communal rear garden which would mitigate against overlooking and privacy issues.

B. First Floor Level.

- ❖ Bedroom 3: size 12.38m²; toilet and shower; TV, waste bin; storage; and reading table and small fridge. Occupancy– 2 x persons. This would have ensuite facilities.
- ❖ Bedroom 4: size 7.12m²; toilet and shower; TV, waste bin; storage; and reading table and small fridge. Occupancy – 1 x persons.
- ❖ Bedroom 5: size 8.30m²; toilet and shower; TV, waste bin; storage; and reading table and small fridge. Occupancy – 1 x persons.
- ❖ Bedroom 6: size 9.17m²; toilet and shower; TV, waste bin; storage; and reading table and small fridge. Occupancy – 1 x persons.
- ❖ There is a bathroom and toilet at first floor level which is shared by the occupants of bedroom 4, bedroom 5 and bedroom 6.
- ❖ All rooms have sufficient daylight/sunlight and outlook to and from windows.

5.0. THE LEGISLATION –PERMITTED DEVELOPMENT.

- 5.1. Schedule 2, Part 3 (Change of use), Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015. This normally permits the property to be occupied by up to 6 unrelated persons without a need for planning permission. The property is currently occupied by up to 8 unrelated persons and therefore retrospective planning permission would be required for only two-people which explains a reason for this application.

6.0. THE FALLBACK POSITION FOR THE APPLICANT

- 6.1. We would want to bring to your attention that, by reason of the provisions of Schedule 2, Part 3 (Change of use), Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015, the property benefits from a small HMO (Class C4) which permits the occupancy by up to 6 unrelated persons without a need for planning permission. It therefore simply means that, should the local planning authority refuse to grant planning permission for additional 2 people to bring the total occupancy to 8 person HMO (Sui Generis), the applicant would simply reduce the occupancy to 6 persons HMO and the Council have no control over that. This should be seen as a strong fallback position for the applicant.



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
14 Clive House, Haddo Street,
SE10 9RH
Tel: +44 7506208449
<https://www.mektownplanningconsultants.co.uk>
mosesekole@gmail.com

7.0. RELEVANT PLANNING POLICY.

- ❖ National Planning Policy Framework, July 2021, (NPPF).
- ❖ Policy 8 -The North Northamptonshire Joint Core Strategy (NNJCS) 2016.

7.1. Supplementary Planning Documents (SPD)

- ❖ Technical Housing Standards - Nationally Described Space Standard Document (2015).
- ❖ Northamptonshire Parking Standards (2016) -Not Adopted Document.
- ❖ The Landlord's Guide -Amenities and space standards for Houses in Multiple Occupation.

8.0. MAIN ISSUES AND CONSIDERATIONS.

- Principle of Change of use to Sui Generis (HMO).
- Standard of Accommodation.
- Impact on the Character and Appearance.
- Living Conditions of Neighbouring Properties.
- Highways Safety and Parking.
- Refuse Location, Storage and Collection.

8.1. The Principle of HMO Development

- 8.2. The property is within a residential area. There are a mixture of housing types and sizes in the surrounding area. The proposed change of use to a Sui Generis HMO is in keeping with the residential character of this locality.
- 8.3. Sui Generis HMO use up to 8-people is already established at the site. As demonstrated on the submitted layout plans, the room sizes exceed the requirements of national space standards as well as the minimum standards of room sizes required by the HMO Licensing Team of Corby Borough Council. The existing density of the HMO use is appropriate to the size of the property.
- 8.4. The residents of the HMO work locally. The proposal provides the most needed smaller units of accommodation for employees in proximity to existing employment areas in accordance with the aims of Policy 22 of the NNJCS (2016).
- 8.5. In light of the above, the HMO development of 8 people at no.11 York Road is considered acceptable in principle and in land use terms.



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
14 Clive House, Haddo Street,
SE10 9RH
Tel: +44 7506208449
<https://www.mektownplanningconsultants.co.uk>
mosesekole@gmail.com

8.6. Standard of Accommodation.

8.7. The HMO is well established at the property, and it is delivering a high-quality standard of the most needed small units of residential accommodation to the residents working within the local employment areas. The floor layout features bedrooms with a range of facilities and amenities which include but not limited to the following:

- All bedrooms exceed the minimum floor areas required for bedrooms as set out in the “Technical Housing Standards - Nationally Described Space Standard Document (2015)”.
- The premises is suitable for the HMO use in accordance with the terms and conditions for HMO Licensing which are set out in Part 2, Section 61, (Prescribed Description) (England) Order 2018 and the Housing Act 2004. The development meets the minimum requirements for room and kitchen sizes, fire safety and amenity facilities for HMOs, and therefore complies with all the necessary requirements for obtaining a licence to accommodate 8 persons at the premises.
- Appropriate insulation has been installed between bedrooms and kitchen internal partition walls and floors to serve as acoustic mitigation measure. The development therefore provides a high-quality modern living environment that is free from the effects of excessive noise pollution because the unwanted noise transmission within the HMO property and communal areas has appropriately been mitigated.
- Each bedroom has a TV, a table, chair, and a small waste bin. Some bedrooms have ensuites whilst some share these facilities as demonstrated on the submitted drawings.
- The HMO residents have access to a communal kitchen and dining including shared facilities such as cookers; microwaves; fridge; wash machine; and washing sinks. This is demonstrated on the submitted plans.
- All bedrooms and kitchen areas receive adequate daylight and have sufficient outlook to and from windows.
- All residents have access to the communal rear garden area. The site boundary has a high timber fence which is screening the rear communal area and neighbouring gardens from overlooking.



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
14 Clive House, Haddo Street,
SE10 9RH
Tel: +44 7506208449
<https://www.mektownplanningconsultants.co.uk>
mosesekole@gmail.com

- The layout of bedrooms and communal areas ensures the privacy for all current and future occupants of the premises and for all neighbouring properties.
- 8.8. In light of the foregoing assessment, the development provides a suitable living environment that meets the definition of modern high-quality standard of accommodation for the current and future occupants of the HMO.
- 8.9. Impact on the Character and Appearance.
- 8.10. The proposed change of use to HMO (Sui Generis) would not cause harm to the character and appearance of the building, street scenes and surrounding area. This is because the surrounding area is residential in character and the HMO development is in keeping with that. Furthermore, the property retains its original appearance as a dwelling house without any physical alterations to the front or rear elevations.
- 8.11. The Council has previously granted planning permissions for HMO developments up to 8 persons in the area. Example of some of these approvals were at the following address:
- (NC/22/00049/DPA): 1 and 4 Trent Road, Corby, Northamptonshire, NN17 2HD.
 - (NC/22/00252/DPA): 6 Trent Road, Corby, Northamptonshire, NN17 2HD.
 - (19/00205/COU): 1 Scotter Walk Corby NN189BB (7 Persons HMO).
 - (19/00206/COU): 5 Sandby Road, Coby Northamptonshire, NN18 9LP (7 Persons HMO).
 - (19/00207/COU): 7 Birch Avenue Corby Northamptonshire, NN18 9LH (7 Persons HMO).
 - 19/00206/COU: 5 Sandby Road Corby Northamptonshire NN18 9LP (7 Persons HMO).
 - 20/00299/DPA: 20 Deben Road, Corby, NN17 2JY (8 persons HMO - granted at appeal recently reference: APP/U2805/W/21/3269380).
- 8.12. The above approvals have set a precedence in favour of the HMO development of 8-persons at 11 York Road. The application property is large and is capable of subdivision into small units. This is where this HMO development makes a difference by providing a type of accommodation which is most needed in this location without cause any intensification concerns. The established HMO at application property is of appropriate density as demonstrated on the submitted layout.



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole

14 Clive House, Haddo Street,
SE10 9RH

Tel: +44 7506208449

<https://www.mektownplanningconsultants.co.uk>

mosesekole@gmail.com

- 8.13. Considering these, the proposed sui generis HMO would not result in the intensification of use of the application property; rather, it would be compatible with the residential character of the area, and consistent with prevailing pattern of HMO approvals and developments in this locality. The development is acceptable in accordance with the aims of Policy 8 of The North Northamptonshire Joint Core Strategy (NNJCS) 2016
- 8.14. Impact on the Living Conditions of Neighbouring Properties/Future Occupiers.
- 8.15. Policy 8(e) of the NNJCS (2016) seeks to ensure the quality of life and safer and healthier communities. The Council will achieve this through several criterion among which include protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties, or the wider area, by reason of noise and light pollution, antisocial behaviour, loss of light, or overlooking.
- 8.16. The HMO development is well established at the application property and there are no complaints from neighbouring properties concerning such issues as noise nuisance and other disturbances, antisocial behaviour, or light pollution.
- 8.17. The application site is enclosed at all boundaries by a timber fence of about 1.8m in height which screens the communal garden area as well as the rear garden of adjoining properties from increased degree of overlooking and loss of privacy.
- 8.18. The HMO units have sufficient insulations between dividing walls, on the ceiling boards and between floor levels. This insulation act as acoustic measure which mitigates against structural noise between HMO units and within the building on the interest of ensuring high quality residential environment for the current and future occupants of the HMO.
- 8.19. It is therefore considered having regard to the above assessment that the existing HMO development does not cause any harm to the living conditions for the occupants of neighbouring properties and HMO units. The development therefore accords with Policy 8(e) of the NNJCS (2016) on those grounds.
- 8.20. Highways Safety and Parking.
- 8.21. Northamptonshire Parking Standards (2016) require HMO proposals to provide one cycle parking and car parking space per bedroom. It should however be noted that these Council parking standards have not formally been adopted by the Council as a Supplementary Planning Document (SPD); as such, they can only be used as a guide.
- 8.22. In terms of cycle parking provision, the development makes provision for 8 bicycle parking spaces in a lockable and covered shed to be erected in the rear garden. Access to these, would be from the site door via the kitchen and via the side gate as



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
14 Clive House, Haddo Street,
SE10 9RH
Tel: +44 7506208449
<https://www.mektownplanningconsultants.co.uk>
mosesekole@gmail.com

shown on the submitted plans. The applicant is committed in facilitating sustainable modes of transport to help in reducing carbon emissions and mitigating the impact of climate change. This should be treated as a benefit the development is bringing to area and should therefore be accorded significant weight in the determination of this retrospective application.

- 8.23. In terms of car parking provision: The applicant has submitted a car parking beat survey which demonstrates that there is sufficient and adequate parking available on the surrounding streets to accommodate the development. The site also has a large front driveway which can accommodate more than one car parking space. The impact in terms of highway safety and parking demands would therefore not materially be different from the pre-existing situation in this locality.
- 8.24. We would also want to bring to your attention that, the current small HMO (Class C4) benefits from permitted development rights, as such, should the Council decide to refuse planning permission for the property to become a 8 persons' Sui Generis HMO, the applicant would be able to operate a small HMO (Class C4) up to 6-unrelated people at the promises without a need for planning permission, and the impact upon the highway safety and parking would remain the same.
- 8.25. In light of the above, it is not considered the existing HMO development at the premises would result in a detrimental impact upon the existing levels of on-street parking demands and planning permission should be granted on these grounds.
- 8.26. Refuse Location, Storage and Collection
- 8.27. A total of six refuse storage and recycling facilities are conveniently located in the rear of the property. These are discreetly positioned and accessible from the side door via the kitchen or from the side access gate which leads straight from the front to the rear. The applicant has entered an arrangement with a waste private collection company which removes the waste twice a week.

9.0. SUMMARY AND CONCLUSION.

- 9.1. In summary, the foregoing assessment has demonstrated that the proposal is acceptable in principle and all the other material considerations have satisfactorily been addressed.
- 9.2. In conclusion, the local planning authority is requested to grant planning permission to allow the property to retain its use as an 8-persons Sui Generis (HMO) because the proposal is in accordance with the Development Plan Policies.