

Design and Access Statement

14 Salford Road,
Oxford

prepared by:

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This document has been prepared by **hmo designers** and is subject to planning, building regulation and other statutory approvals.

We've worked on all kinds of buildings, big, medium and small. No matter the size, we present creative, innovative design solutions with the same attention and dedication from beginning to end.

REFERENCE: HD0055

PREPARED BY: TW

REVISIONS: *

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The Brief

hmo designers have been appointed to prepare and submit full planning application for C3 (Dwellinghouse) to C4 (HMO) at 14 Salford Road, Oxford.

Design and Access Statement

Overview:

This application relates to 14 Salford Road, a mid-terraced property featuring off-street parking to the front, and a rear garden with rear gated access. This application seeks planning permission for the change of use of the dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4).

The property has been in previous use as a HMO, with evidence of tenancy agreements and use by more than 3 tenants prior to 2011. The property also previously obtained a HMO license. It's noted that no planning permission was granted for the change of use and therefore this application is to regularise the existing properties use.

Concentration of HMOs:

The concentration of HMOs in the area falls under the 20% limitation in accordance with Policy H6 of the Oxford Local Plan. The proposal is therefore considered to maintain a balanced community and would not result in further harm to it.

Internal and External Space:

The property is set over 3 stories, featuring a communal kitchen / diner on the first floor. The property benefits from a private outdoor amenity space to the rear. The property has previously had a successful HMO license and therefore it's considered that the property meets requirements under Policy H6 in terms of space requirements.

Highways and Parking:

The application does not propose to change the level of off-street parking and the level of occupants/permits can be controlled via condition to mitigate negative impact on the highways. Therefore the proposals will comply with Policy M3 of the Oxford Local Plan.

Bin & Bicycle Storage:

Policy DH5 states that planning permission will be granted where it can be demonstrated that bin and bike storage is provided in a way that does not detract from the overall design of the scheme or the surrounding area.

The property features gated access to the rear which allows for occupants to take the bins out, and access the on-site bicycle store without detracting from the overall design of the area. There is space for 5no. bicycle parking spaces to the rear of the property.

Conclusion:

The proposals meet the relevant policies in the Oxford Local Plan 2036 and therefore this application should be approved without delay.

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