



MEK Town Planning and Design
Consultants Ltd

Mr Moses Ekole
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PLANNING STATEMENT

For

Change of use from C3 (dwelling house) to a Sui Generis HMO for up to 10 people
including provision of bin storage and bicycle parking area.

at

47 Park Road, Rushden, Northamptonshire, NN10 0RG

Date: 26th March 2024

Our Ref: 47PKRD/NN10

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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 from a dwelling house Class C3 to a 10 persons' HMO (Sui Generis). The development includes the provision of bin storage and bicycle parking facilities. The application site is at no. 47 Park Road, Rushden, Northamptonshire, NN10 0RG. The application is submitted to North Northamptonshire Council (East Northants Office) herein referred to as a Local Planning Authority (LPA).

1.2. The planning statement should be read in conjunction with the following plans and documents which form part of the application submission.

PRRN/001: Existing and Proposed Ground Floor Plans.
PRRN/002: Existing and Proposed First Floor Plans.
PRRN/003: Existing and Proposed Front Elevation Plans.
PRRN/004: Existing and Proposed Rear Elevation Plans.
PRRN/005: Existing and Proposed Side Elevation -A.
PRRN/006: Existing and Proposed Side Elevation -B.
PRRN/007: Existing and Proposed Section Plans A-A.
PRRN/008: Existing Block Plan.
PRRN/009: Proposed Block Plan.
PRRN/010: Existing and Proposed Side Elevation -A.
Parking Beat Survey -Excel Version.
Parking Beat Survey Reports.
HMO Management Plan.

1.3. The next sections will discuss the site and surrounding context; Relevant planning history; Description of the existing use of the property; Description of the proposed use (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. 47 Park Road, Rushden, Northamptonshire, NN10 0RG. This is an end of terrace two-storey dwelling house with a rear flat roofed outrigger.

2.2. The site is in proximity to all social facilities which include retail shopping areas, places of worship, recreational areas or parks, schools, restaurants and hostels. Rushden high street is less than 10 minutes walking distance from the site.



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- 2.3. Several potential employment areas or centres including industries, post offices, companies and town centre uses are within walking or cycling distance from the application property.
- 2.4. The site does not have off-street car parking provision however there is plenty of on-street car parking available on the surrounding road network.
- 2.5. The property is neither listed nor in a conservation area but it adjoins Rushden Conservation Area. No Article 4 Direction has been imposed in the area restricting HMO development.
- 2.6. The area is residential in character and therefore the proposal for 10 person HMO is appropriate at this location.





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3.0. RELEVANT PLANNING HISTORY.

09/00452/FUL: One new dwelling -Granted 06/07/2009.

77/00891/OUT: Detached house with integral garage – Refused 28/09/1977.

4.0. DESCRIPTION OF THE EXISTING USE OF THE PROPERTY.

4.1. The lawful use of the application property is Class C3 (Single Dwelling House). This is a semi-detached two-storey property. It sits at the junction of Park Road and York Road and it contains six bedrooms, living/sitting room, a kitchen, and three toilets, a shower and a bathroom. All permitted development rights for this property are still intact.

5.0. DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY -HMO (SUI GENERIS).

5.1. Planning permission is sought for the change of use of the property from Use Class C3 (Single Dwelling House) to a large HMO (Sui Generis) for up to 10 people including provision of bin storage and bicycle parking area.

5.2. The submitted drawings show the design of the layout of individual rooms with HMO facilities for as follows:

A. Ground Floor Level.

Bedroom 1: size 10m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 2: size 10m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 3: size 12.33m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 4: size 13.01m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Kitchen/dinning/siting area: size about 23.87m²; four sinks; three cookers; two microwaves; fridge; wash machines; and kettles.

The communal rear garden area of 88.05m² is provided which is accessible to every HMO tenant. Access to this area is from the side gate and ground floor double rear door. The rear garden will be paved with permeable paving.



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The property currently has about three bin facilities which are located within the front garden area. The proposal would provide additional three bin facilities to be located on the flank elevation as demonstrated on the layout ground floor plans.

Ten cycle parking spaces will be provided in a sheltered structure within the rear garden area as demonstrated on the layout ground floor plan.

A 1m high timber fence will be installed to screen off the bedroom no.4 window and to restrict other HMO tenants from congregating around there or pushing bicycles near the window of this room. This is demonstrated on the submitted ground floor layout plan.

All rooms including kitchen area would have sufficient daylight/sunlight and outlook to and from windows.

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 5: Size 11.76m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 6: Size 10m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 7: Size 12.33m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 8: Size 12.12m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 9: Size 10.16m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.

Bedroom 10: Size 13.01m² – ensuite with toilet and shower. TV, waste bin; storage; and reading table will be provided. Occupancy – 1 person.



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C. Other works - Proposed.

Replacement of some doors and introduction of windows on the side elevation of the existing rear outrigger.

Extension of the lean-to extension on the rear part of the existing outrigger

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 permits a small HMO Class C4 up to 6 unrelated persons without a need for planning permission. The proposal is for 10 people which means that, the applicant is only seeking for planning permission for four excess people.

5.2. THE FALLBACK POSITION FOR THE APPLICANT

5.2.1. 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 a 10 persons HMO (Sui Generis), the applicant would simply reduce the occupancy to 6 persons HMO and he would not have to seek for planning permission from you. This is strong fallback position for him which we think it should be taken into account.

6.0. RELEVANT PLANNING POLICY.

National Planning Policy Framework, July 2021, (NPPF).

North Northamptonshire Joint Core Strategy (JCS) 2016.

Policy 1 - Presumption in Favour of Sustainable Development.

Policy 8 - North Northamptonshire Place Shaping Principles.

Policy 29 – Distribution of New Homes.

Policy 30 – Housing Mix and Tenure

6.1. Rushden Neighbourhood Plan (RNP) (2018).

Policy H1 (Settlement Boundary).

Policy EN1 (Design in Development).



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6.2. Supplementary Planning Documents (SPD)

Local Highway Authority Standing Advice for Local Planning Authorities (2016).
Northamptonshire Highways Parking Standards (2016).
Domestic Waste Storage and Collection SPD
Household Extensions (2020).
The Landlord's Guide -Amenities and space standards for Houses in Multiple Occupation.

7.0. 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.

7.1. The Principle of HMO Development

7.2. The property is within a residential area on Rushden and is in proximity to Rushden Town Centre where all the day to day facilities and services are available for the future occupants of the HMO. There are a mixture of housing types and sizes in the surrounding area and the proposed change of use to a Sui Generis HMO would be in keeping with the residential character of the area.

7.3. The HMO Licensing Team of North Northamptonshire Council (East Northants Office) require a 1 x persons HMO bedroom to have a minimum of 6.51m² and the national space standards require a single bedroom to have a minimum of 7.5m². The proposal HMO bedrooms would all have a minimum of 10m² which exceeds the above requirements or standards. The application property is substantial containing 6 x bedrooms as such the proposed density being a 10 x persons HMO would be appropriate to the size of the application property. This is demonstrated on the design of the submitted layout plans.

7.4. The application property is in proximity to all potential employment hubs including industrial employment areas, Rushden Town Center and other town centers. Future residents of the HMO would most likely to be those working locally or they would be able to get employment locally. The proposal would therefore support the delivery of the economic prosperity of this locality by providing 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 JCS (2016).

7.5. Furthermore, Rushden Neighbourhood Plan (2018) supports the provision of small units of accommodation on account of their affordability. The proposal for HMO would



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meet that identified need which work towards achieving the broader objectives of this Neighbourhood Plan. In light of the above, the HMO development of 10 people at no.47 Park Road is considered acceptable in principle and in land use terms, subject to the development satisfactorily addressing all other material planning considerations.

7.6. Standard of Accommodation.

7.7. 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, students or those looking for employment opportunities in the local areas. The floor layout features bedrooms with a range of facilities which include but not limited to the following:

All bedrooms would 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 10 persons at the premises.

Appropriate insulation will be 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 would appropriately be mitigated.

Each bedroom would have a TV, a table, chair, small waste bin, toilet, a shower room and appropriately sized bed for a 1 x person’s occupancy.

The HMO residents have access to a communal kitchen and dining including share facilities such as cookers; microwaves; fridge; wash machines; dryer; 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.



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All residents would have access to the communal rear garden area from the rear door and side gate. The site boundary has a high timber fence of about 1.8m which would screen the rear communal area and neighbouring gardens from overlooking.

The layout of bedrooms and communal areas would ensure the privacy for all current and future occupants of the premises and for all neighbouring properties.

- 7.8. In light of the foregoing assessment, the development would provide a suitable living environment that would meet the definition of modern high-quality standard of accommodation for the current and future occupants of the HMO.
- 7.9. Impact on the Character and Appearance/Conservation Area.
- 7.10. The proposed change of use to HMO (Sui Generis) would not result in any detrimental visual harm on the character and appearance of the building, street scenes and surrounding area. This is because the site is in residential use, and the surrounding area is residential in character; the proposed HMO development would be in keeping with the prevailing residential character of this area.
- 7.11. The proposed alterations and replacement of windows and doors on the flank elevation of the rear outrigger would be appropriate in terms of design, form, materiality, proportions and siting. The extension to the lean-to extension to the rear of the outrigger would harmonize the flank and rear elevations as well the flat roof form of the existing rear outrigger.
- 7.12. The proposals would provide opportunity to enhance the external appearance of the property and the group on which it forms a part. This would preserve the character and appearance the host building as well the setting of this part of the adjacent Rushden Town Centre Conservation Area.
- 7.13. Considering the above, the proposed external works are acceptable and the sui generis HMO use of the property 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 your local authority. The development is acceptable in accordance with the aims of Policy 8 of The North Northamptonshire Joint Core Strategy (JCS) 2016



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- 7.14. Impact on the Living Conditions of Neighbouring Properties/Future Occupiers.
- 7.15. Policy 8(e) of the JCS (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.
- 7.16. The application property sits on a corner plot of land which is well separated from other neighbouring properties. The site context is such that, to the north, it is bound by York Road and beyond this road lies a church and community center. To the east the site is bound by an allotment gardens or fields and the site boundaries feature a timber fence of about 1.8m in height. Considering the site context, the HMO development would be well separated from all neighbouring properties; as such, the issues regarding potential complaints from neighbouring properties concerning noise nuisance and other disturbances, including antisocial behavior, or light pollution arising from the use of the premises as an HMO would not be expected.
- 7.17. The timber fence of about 1.8m in height on the site boundaries would provide screening to the communal rear garden area which would ensure adequate level of privacy for the HMO residents from the public using the pavement on York Road as well as from the people doing their garden in the adjacent allotment garden to the east of the site.
- 7.18. The HMO units would have sufficient insulations between dividing walls, on the ceiling boards and between floor levels. This insulation would act as acoustic measure which would mitigate against structural noise between HMO units and within the building on the interest of ensuring high quality residential environment for the future occupants of the proposed HMO.
- 7.19. It is therefore considered having regard to the above assessment that the proposed HMO development would not cause any harm to the living conditions for the occupants of neighbouring properties and HMO units. The development would therefore accord with Policy 8(e) of the NNJCS (2016) on those grounds.
- 7.20. Highways Safety and Parking.
- 7.21. Northamptonshire Parking Standards (2016) require HMO proposals to provide one cycle parking and car parking space per bedroom.



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- 7.22. In terms of cycle parking provision, the applicant is committed to facilitating sustainable modes of transport to help in reducing carbon emissions and mitigating the impact of climate change. To that end, the development would provide 10 bicycle parking spaces for each HMO bedroom. These would be provided within a lockable and covered structure to be located to the eastern part of the rear garden area. Access to these, would be via the side gate from York Road to the north of the site. Additional access to the cycle parking area can also be gained via the main front entrance door via the rear double door as shown on the submitted plans.
- 7.23. In terms of car parking provision: The site does not have off-street car parking; however, 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 any parking demands from the development. It is therefore considered that the HMO development is being operated in a residential area with sufficient car parking facilities, as such, the impact in terms of highway safety and parking demands would therefore not materially be different from the situation in this locality.
- 7.24. In light of the above, it is not considered the proposed HMO development at the premises would result in a detrimental impact upon the existing levels of on-street parking demands and planning permission should therefore be granted on these grounds.
- 7.25. Refuse Location, Storage and Collection
- 7.26. The property currently has three refuse storage and recycling facilities. The proposal seeks to introduce additional three which would conveniently be located on the side elevation as demonstrated on the submitted plans. Access to these facilities would be from Park Road or York Road. The applicant would enter in some form of an arrangement with a waste private collection company to help with the removal of the waste twice a week.
- 8.0. SUMMARY AND CONCLUSION.**
- 8.1. In summary, the foregoing assessment has demonstrated that the proposal is acceptable in principle and all the other material considerations have satisfactorily been addressed.
- 8.2. In conclusion, the local planning authority is requested to grant planning permission to allow the property to be operated as a 10-persons Sui Generis (HMO) because the proposal is in accordance with the Development Plan Policies.