

PLANNING STATEMENT
[including flood risk assessment]

Proposal - Change of use from House in Multiple Occupation for 7 students to
Large House in Multiple Occupation (Sui Generis)

28 Mount Gould Road, Plymouth, PL4 7PT

Application for Pathgate Properties Ltd

April 2024



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1. Introduction

Scope of report

1.1. This Planning Statement has been provided to explain the proposals and the reasons for the scheme relative to the governing policy and guidance that applies to the area. This is a proportionate assessment and focuses on the key issues.

1.2. This statement should be read in conjunction with the supporting details listed below.

1.3. Supporting documents:

- Drawings - 775- 1/2/3/4/5 & Location Plan
- CIL form
- Planning Statement - JWP
- Climate emergency form

1.4. Application 24/00196/EXUS was recently withdrawn for the use of the property as an 8 bedroom HMO. This full application is presented to seek a change of use to be considered on its' own merits.

2. Site and surroundings

Location and context

2.1. 28 Mount Gould Road is a large end terrace property arranged over three floors. The property has an enclosed rear courtyard with no off road car parking, although there is space for a single car to park on the hardstanding. There is an external roof terrace located on the first floor at the side of the building. Lipson is a high density residential suburb within Plymouth characterised by terraced properties. This is a High density area with properties arranged as flats and HMO uses. Parking tends to be on street locally with no residents permit schemes operating locally. A Critical Drainage Area is operational.

Planning history

2.2. 84/01799/FUL - Change of use from dwelling to care home - Approved

03/00847/FUL - Change of use from care home to HMO (7 students) - Approved

24/00196/EXUS - Established use as 8 bed HMO - Withdrawn

3. The development proposal

Description of works

3.1. Change of use from 7 bedroom to 8 bedroom HMO for occupation by non students. No works are proposed as part of the proposals. There is an existing bike store within the rear yard and a large hardstanding with a gated access to the lane.

Justification

3.2. The student residential market has changed since the time of the 2003 permission with less demand for properties of this nature. However, the market for multiple occupation properties retains a strong demand and serves a key part of the local housing market. Use of the property by non students is arguably more compatible with this location. There is no discernible change in the impacts the property has on the area in terms of parking demand. The property will be subject to a License that governs the manner of occupation and safety controls, this application is being processed at present.

4. Planning policy

4.1. Decisions on planning applications are made in accordance with the development plan unless material considerations indicate otherwise. This is the statutory basis for decision making in accordance with The Town and Country Planning Act 1990, Section 70 (2) and Section 38 (6) of The Planning and Compulsory Purchase Act 2004. The relevant policy and guidance is highlighted below.

Plymouth & South West Devon Joint Local Plan 2014-2034

Plymouth and South West Devon Supplementary Planning Document

National Planning Policy Framework 2021 (NPPF):

5. Planning considerations

Overview

5.1. The property is lawfully in multiple occupancy and this proposal only considers the increase from 7 bedrooms to 8 bedrooms along with the non student use. The relevant issues are the intensity of the use on the amenity of the area, the parking aspects and the ability of the property to accommodate the use. All other matters are neutral given the planning history.

Amenity considerations

5.2. Policy DEV1 requires that development proposals should safeguard the health and amenity of local communities, considering impacts on noise for existing residents, amongst other points. Unacceptable impacts are assessed against the level of amenity locally.

5.3. In this case the proposal is considering the impact of an additional resident within the property and non-student occupation. At this size, the property will be subject to a HMO license which governs how the property is managed and to ensure standards of compliance are maintained. This provides an effective safeguard for local residents in the event of any issues that may arise.

5.4. In this location the population is largely non-student. The proposals should represent a positive change in this regard and be more suited to the character of the area. The increase in bedrooms from 7 to 8 is not material and would arguably not represent a change in character. The primary reason for this application is the reference to students in the 2003 description of

development. But for this fact, a lawful development certificate would have been submitted to state there was no material difference between occupation by 7 or 8 bedrooms. In any event, the management of the property can be effectively controlled through the separate licence regime and the changes proposed have no detrimental impact on amenity when considered against policy DEV1.

Parking

5.5. Policy DEV29 requires adequate provision and management of parking to protect amenity in residential areas and ensure safety on the highway network. Parking levels are provided as indicative provision in table 30 of the SPD; HMO's require 1 space per 2 beds. The lawful use has 7 bedrooms and no parking provision. The proposal adds one bedroom and has no parking provision. There is a current covered and secure bike store located within the rear yard, this will continue to be available. Table 32 sets minimum cycle parking provision of 1 space per 2 beds, four cycles could be parked in the existing store. The proposals do not cause any material conflict with policy DEV29 and there is no severe residual impact arising.

Standard of accommodation

5.6. Policy DEV10 requires that housing development, including for HMO use, provide good living standards. Specific provisions are laid out at 10.8:

1. Provide for communal space for cooking, dining and bathroom provision - This proposal provides for a kitchen and lounge/diner, most bedrooms have an en-suite bathroom or access to a bathroom. There is a rear enclosed provided for communal outside space.

2. Provides a good standard of accommodation and living - The layout of the property is unaltered and does not artificially form rooms by sub-dividing existing rooms. As the original building is large and has many rooms it works naturally with the nature of the use. As described above, there is a full range of facilities available to ensure a comfortable standard of living.
3. Will be adequately managed, including external maintenance and upkeep of the building and curtilage - The property will be subject to a HMO license which covers the on-going management.
4. Does not lead to excessive noise and disturbance for local residents - The level of occupation suits the size of the property such that it should not cause noise when compared to what is authorised.
5. Provide adequate refuse provision - The property has plenty of external space for bin storage off the highway and allowing it to be effectively controlled.
6. Located within walking and cycling distance of local services and infrastructure - This is a central location with public open space available locally and Mutley Plain within reasonable walking distance.
7. Provides for on street parking that can be accommodated - There are no parking restrictions in place locally and space is available if required. There is no material change in this regard.

Other matters [Flood Risk & Biodiversity]

5.7. Whilst the proposal is located within a Critical Drainage Area this proposal has a neutral impact on drainage. The proposals are neutral in terms of biodiversity.

Planning balance

5.8. This proposal has identified that there are no breaches of planning policy or guidance that are significant enough to warrant refusal of permission. The non-student occupation is a positive factor locally and there is not likely to be a discernible effect as a result of the proposals.

5.9. This large property is able to easily accommodate the proposed occupancy and provides all of the facilities required by policy and guidance.

5.10. Management will be regulated by the HMO license and the conditions stipulated.

5.11. Taken together, the proposals demonstrate how they represent a sustainable form of development in accordance with the development plan and the associated guidance.