

S.A. YORK DESIGN FACILITIES LTD

CONSTRUCTION DESIGN & PLANNING CONSULTANTS

Tel & Fax: 01923 267322
Email: steve.york@freeuk.com

EAST LODGE
ESSEX LANE
HUNTON BRIDGE
KINGS LANGLEY
WD4 8PN

29th April 2024

WATFORD COUNCIL
PLANNING AND DEVELOPMENT
TOWN HALL
WATFORD
WD17 3EX

Dear Sirs,

We have attached a Planning Application for a change from 6 person H.M.O. to 9 person H.M.O. at 151 Queens Road, Watford,. WD17 2QH.

In 2019 a Building Regulations Application was submitted for a loft conversion, rear extension and internal alterations to install shower rooms and kitchens. In the event the extension and loft dormer projection were not built. All of the other approved works were completed and the use of the building was changed under permitted development to a 6 person H.M.O. at that time. We have attached copies of the Building Regulations Approval Notice and e-mails between the applicants and Watford Building Control.

The Watford Council H.M.O. room size guidance requires a 1 person unit of accommodation to be a minimum of 8M², and a 2 person unit of accommodation to be a minimum of 13M². Using these standards 3 of the existing 6 rooms are comfortably large enough to accommodate 2 people. These being rooms 3, 4 and 5 on the accompanying plans. Therefore the existing room sizes are suitable for accommodating up to 9 people.

With regarding to the Kitchen sizes required in the guidance. The Council H.M.O. guide only notes that the size of the Kitchen for up to 6 persons should be a minimum of 10M². The guidance does not go on to give minimum Kitchen sizes for larger H.M.O.'s. We have spoken to and received advice on this matter from Simone Smith in Environmental Health. Currently there are 2 Kitchens, the combined size of which is 10M². There is also a small Utility area where currently a washing machine and spin dryer are located.

Simone's advice was that as long as there are 2 sinks, cookers and fridges, so that more than 1 person can be using the Kitchen at any time, then 10M² will be okay for a 9 person H.M.O.

The existing property has been in use as a H.M.O. for several years, therefore the proposal would not result in the loss of any family accommodation and the 10% rule would not apply.

Regards,

S. York