

Planning Statement

The property currently comprises 5 ensuite bedrooms and a kitchen but is still currently in use as a Use Class C3 dwelling. For clarification, the original lounge has been converted into a bedroom with the addition of an ensuite.

This application seeks planning permission for the change of use of the dwelling from a Use Class C3 dwelling to a Use Class C4 House in Multiple Occupation for 5 persons.

Local Plan Policy DMH 5 states that in wards covered by an Article 4 Direction for HMO's that planning applications will only be permitted where less than 15% of properties within 100m of a street length either side of the property are a licensed HMO. In this instance, the 100mm distance would include the properties at 929 – 945 Uxbridge Road, running either side of the entrance into Russet Close. Out of the 13 properties within Russet Close and the 8 properties in Uxbridge Road, only two properties within Russet Close (No. 6 & No. 13) are registered HMO's. The rest of the properties are within the Use Class C3. The conversion of the application property at No. 8 into a HMO would result in 3 of the 21 properties being HMO's, representing a percentage of only 14.2%, which therein complies with the 15% limit set out within Local Plan Policy DMH 5.

Furthermore, the HMO use would not have an unacceptable impact on the character of the area or a detrimental impact upon the residential amenities of the neighbouring properties. The property is also located within a sustainable location in close proximity to the town centre and to public transport links.

For the above reasons, it is respectfully requested that planning permission is granted at the earliest opportunity.