

Design and Access Statement

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1.0 Introduction

This application relates to a two-storey mid-terrace dwelling located on 4 Bishopstoke Road. The property is set back from the road by a small front forecourt and benefits from an enclosed garden. The surrounding area is residential in character with similar terraced properties.

Planning permission is sought for the change of use from C3 to Sui Generis.

1.1 Why HMOs are needed

Over the last 10 to 15 years, the UK private rental and HMO (houses in multiple occupation) sectors have grown strongly. The main reason is affordability issues arising from house price growth considerably outperforming wage growth. The average house price is now £250,000, so a first-time buyer needs a deposit of around £37,500 (15%) to acquire a suitable mortgage, whilst average salaries are only at £30,800. The deposit required in London is considerably more as the average house price here has reached over £500,000.

For many people not on the property ladder, rental is the only option. There is also some commentary which would suggest that there is even a growing apathy to house ownership among 21–35 year-olds, especially in the capital.

1.2 Young Professionals

Young professionals that are preferring to live in HMO accommodation at a fixed rental including all bills, instead of renting their own house/apartment with all the associated costs due to rising rent costs and low salaries with very little opportunity to purchase their own property. There is a rising need for higher end HMO properties, aimed at young professionals who do not want to spent large amount of money on over-inflated rent for single bedroom properties.

Millions of people have felt isolated during the Coronavirus pandemic and HMO properties are a way for young professionals to meet people and create opportunities for growth of social capital and reducing mental illness in young adults.

1.3 Policy Context

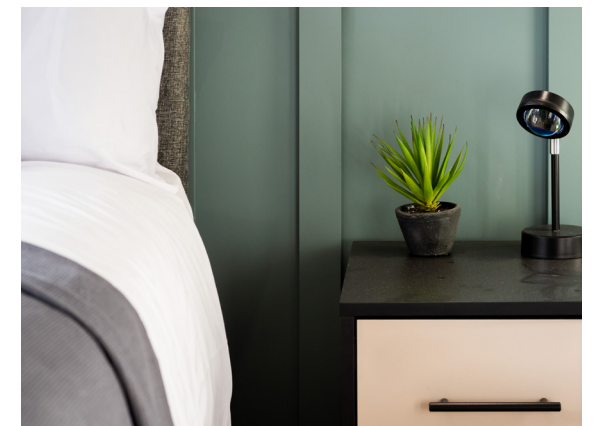
Specific relevance to this application are Policies DM8 and DM14. Policy DM8 relates to pollution and requires all new development to ensure that proposals do not result in unacceptable levels of pollution, including noise and air pollution, upon neighbouring uses. Equally, it requires new development to be protected from existing sources of pollution through appropriate mitigation measures. Policy DM14 relates to parking provision.

Regarding parking, the site's relatively close proximity to the town centre means that a slightly lower than usual provision may be acceptable.

Whilst the application includes rear and roof extensions, these have been approved under a previous Lawful development certificate, reference: LDC/24/97041 - Lawful Development Certificate (LDC). Along with the C3-C4 change of use.



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2.0 Principle and Standard of Accomodation

Policy:

Whilst there are no planning requirements for HMO minimum floor areas, the dwelling more than exceeds the 129 square metre minimum for a seven bedspace three storey dwelling set out in Policy DM30.

Standard of Accomodation:

The Houses in Multiple Occupation SPD, as amended in October 2019, sets out minimum size standards for rooms in order to ensure that an appropriate standard of living accommodation is achieved. Once refurbishment works under permitted development are complete the bedroom sizes will exceed the relevent standards for accomodation

As the property is aimed to be a high-end HMO, with most bedrooms being ensuite and receiving acceptable standard of natural light and outlook. A rear garden also provides external amenity space for the residents.

2.1 Impact on Amenity

In terms of impact on the living conditions of adjoining occupiers, it is considered that the level of activity that could be associated with the use of any individual property either as a dwellinghouse (Class C3) which involves occupation by a single family, would be unlikely to be significantly different than the occupation of the property by between 3 - unrelated persons as a house in multiple occupation. Further to this, this property has approval under a previous Lawful developement certificate, reference: LDC/24/97041 - Lawful Development Certificate (LDC) for C3-C4 change of use.

As such, the proposed is considered to accord with the general requirements of Policy DM1 of the adopted Local Plan and the Council's 'Quality Places' SPD.

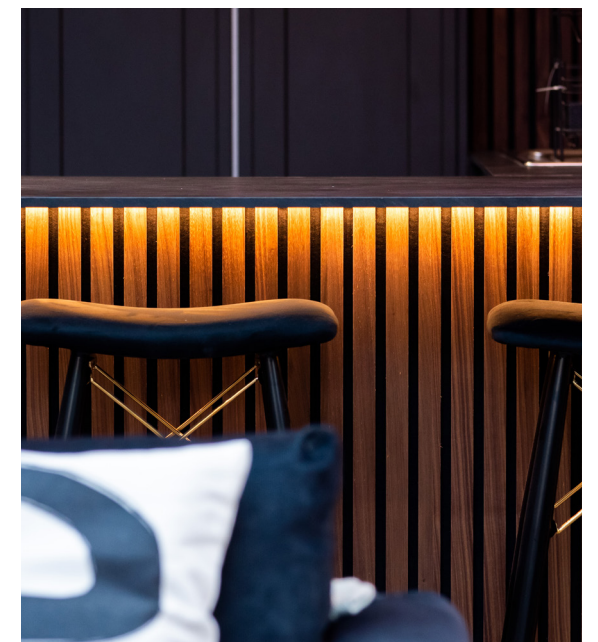


3.0 Conclusion

The applicant seeks to apply full planning permission for the change of use from C3 to Sui Generis. The proposals and construction work fall within the permitted development rights and the applicant is hopeful to be able to work with the community to minimise the amount of disruption during any works taking place.

The impact of that proposed would only be very marginally greater than that which has already been approved under: LDC/24/97041 - Lawful Development Certificate (LDC).

HMOs are becoming increasingly needed across the UK due to rising costs of living and combatting loneliness is young adults and therefore it is considered that the Local Authority should view this application positively against the National Planning Policy Framework and Eastleigh Local Plan.



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