

232 QUEENS ROAD FRATTON PORTSMOUTH PO2 7NG

**CHANGE OF USE FROM PURPOSE FALLING WITHIN DWELLINGHOUSE (CLASS C3) TO A 7 BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)
[NOTE CHANGE TO DESCRIPTION]**

[HTTPS://PUBLICACCESS.PORTSMOUTH.GOV.UK/ONLINE-APPLICATIONS/APPLICATIONDETAILS.DO?ACTIVETAB=DOCUMENTS&KEYVAL=ROQC U0MOGKU00](https://publicaccess.portsmouth.gov.uk/online-applications/applicationdetails.do?activetab=documents&keyval=ROQC U0MOGKU00)

Application Submitted By:

Mr Willment
incollective.works

On behalf of:

Eswaran

RDD: 20th January 2023

LDD: 20th March 2023

1.0 SUMMARY OF MAIN ISSUES

1.1 This application is brought before Planning Committee due to the request of Councillor Vernon-Jackson

1.2 The main issues for consideration in the determination of the application are as follows:

- Principle of Development including compliance with policy
- Impacts on Amenity including parking
- Other material considerations

1.3 Site and surroundings

1.4 The application site is a three-storey terraced dwelling with rooms in the roof in a predominately residential area.

1.5 There are no off-street car parking spaces available for the application site as existing, but relies on on-street parking which is available on Queens Road and surrounding streets.

1.6 The Proposal

1.7 The Applicant has sought planning permission for the change of use of the dwelling from its current last lawful use falling within dwellinghouse (Class C3) to allow up to 7 individuals to live together as an HMO. It can be noted that a previous planning permission ref no. 22/00491/FUL was granted for change of use from dwelling house (Class C3) to a dual use of either dwelling house (Class C3) or House in Multiple Occupation (Class C4) on 09/12/2022, though the potential use under Class C4 has not yet been carried out at the site.

1.8 The layout of the dwelling includes an rear extension constructed under permitted development, enlarging Bedroom 2 on the ground floor. This room was previously a smaller living room in the approved dual use 2022 permission. The staircase in this area has also been reconfigured with associated minor changes to the communal kitchen/dining area.

1.9 Plans:



Figure 1: Proposed plans

1.10 Planning History

1.11 22/00491/FUL

Change of use from dwelling house (Class C3) to dwelling house (Class C3) or House in Multiple Occupation (Class C4). Permission granted on 09/12/2022.

1.12 22/00033/GPDC -

Construction of single-storey rear extension that comes out a maximum of 4m beyond the rear wall of the original house with a maximum height of 2.7m and a maximum height of 2.7m to the eaves. Prior Approval not required, 10 May 2022

1.13 14/01439/PLAREG -

Retrospective application for construction of single storey outbuilding, decking and installation of up to 2.2m high fencing. Conditional Permission, 30 Dec 2014

2.0 **POLICY CONTEXT**

2.1 In addition to the aims and objectives of the National Planning Policy Framework (2021), the relevant policies within the Portsmouth Plan (2012) would include: PCS17 (Transport), PCS20 (Houses in Multiple Occupation and PCS23 (Design and Conservation).

2.2 Guidance for the assessment of applications that is relevant to the application includes The Parking Standards and Transport Assessments Supplementary Planning Document (2014), The Technical Housing Standards - nationally described space standards (2015), The Solent Recreation Mitigation Strategy (2017), The Updated Nutrient Neutral Mitigation Strategy (2022), and The Houses in Multiple Occupation (HMOs) Supplementary Planning Document (2019) ('the HMO SPD')

3.0 CONSULTATIONS

3.1 Private Sector Housing:

Based on the layout and sizes provided there are no adverse comments to be made by Private Sector Housing. This property would require to be licenced under Part 2, Housing Act 2004.

3.2 Highways Engineer:

No objection subject to a condition for the provision of cycle storage prior to occupation.

3.3 Natural England:

No objection subject to securing appropriate mitigation.

4.0 REPRESENTATIONS

4.1 Three representations received objecting to the proposal on the following grounds:

- More than 10% of residential properties within a 50m radius of the area surrounding the application property are already in HMO use
- Parking
- Public services stretched
- Terraced property not suitable for HMO use
- Building materials left on the road

Non-Planning consideration

- Applicants owns other properties being developed as HMOs

5.0 COMMENT

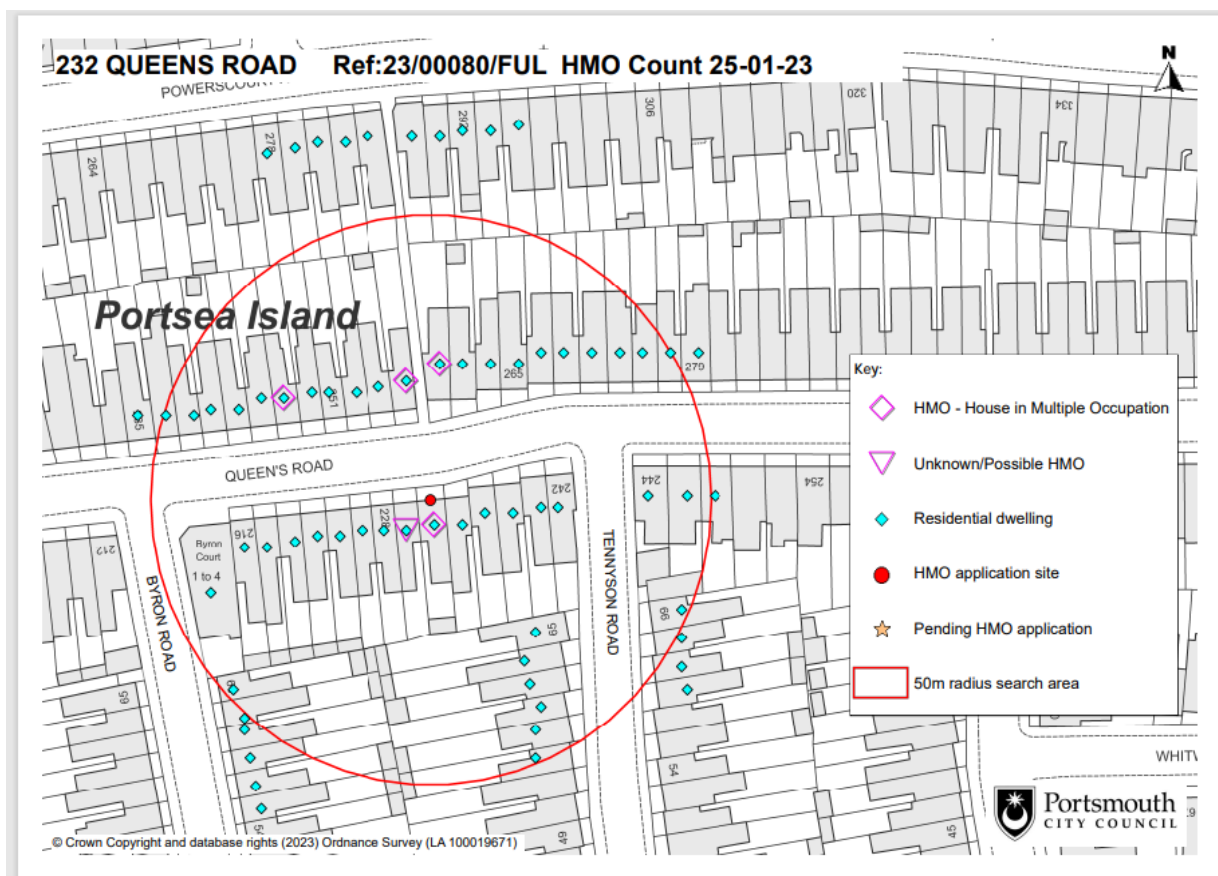
5.1 The main issues to consider in the determination of this application is whether the proposal is acceptable in principle.

5.2 Principle

5.3 The HMO SPD has been published to provide a tool for addressing the recognised impacts that HMO's may have in Portsmouth, most notably in relation to the residential amenity, both for occupiers of HMO's and neighbouring properties and housing mix of certain communities. Two of the key matters of principles explained in the HMO SPD are the assessment of housing mix to ensure balanced communities and the application of minimum room sizes, reflecting those in force as part of the private sector housing licencing regime, to ensure an appropriate living environment for future residents.

5.4 In this case the application site and the refurbishment of the property has substantially progressed in readiness for occupation as an HMO under planning permission 22/00491/FUL. The application has been made to recognise the works to pursue an alternative internal layout, utilising an addition permitted development rear extension, allowing for 7 bedrooms within the site. The existing benefit of a permission to use the dwelling as a C4 HMO is a material consideration in the determination. In any case the application is not considered, on its individual facts to create any material impact on the balance of the community in the area. The HMO SPD suggests a threshold of 10% of dwellings in any area of 50m radius as a maximum proportion of HMO dwellings to C3, single household, dwellings. As the minor increase in occupancy compared to the alternative dual use permission, does not change this mix of dwellings the proposal has no impact on this guidance. For reference, it can be noted however that the relevant 50m radius area is currently made up of 5 HMOs out of 74 properties, a percentage of

6.76%. This proposal of course has no effect on that percentage. The HMO SPD also described a number of circumstances where new HMOs are considered not desirable, such as where they 'sandwich' single household dwellings between HMOs or create a number of HMOs next to each other. As this proposal does not involve the creation of a new HMO these considerations are not brought into effect.



5.5
Figure 2: HMO data count map (50m radius)

5.6 The site does not currently benefit from a HMO Licence and there are no HMO licensing records for this property.

5.7 The repurposing of internal rooms to accommodate the additional occupant within this proposal will have an effect on the ratio of communal/amenity space compared to private bedroom space available internally for future occupants. While this matter will also be considered as part of the necessary licensing of the HMO by the Private Sector Housing team under the Housing Act, the HMO SPD identifies this as a consideration as part of the assessment of whether a good standard of living environment is provided for future residents as required by Local Plan Policy PCS23. Under the current proposal the following room sizes would be provided, as compared to the minimum size prescribed in the Council's adopted guidance:

5.8

Room	Area Provided:	Required Standard:
Bedroom 1	10.01m ²	7.51m ²
Ensuite B1	2.75m ²	2.74m ²
Bedroom 2	11.3m ²	7.51m ²
Ensuite B2	2.77m ²	2.74m ²
Bedroom 3	10.42m ²	7.51m ²
Ensuite B3	3.04m ²	2.74m ²
Bedroom 4	10.4m ²	7.51m ²
Ensuite B4	3.1m ²	2.74m ²
Bedroom 5	10.07m ²	7.51m ²
Ensuite B5	2.83m ²	2.74m ²

Bedroom 6	10.42m ²	7.51m ²
Ensuite B6	3.6m ²	2.74m ²
Bedroom 7	10.16m ²	7.51m ²
Ensuite B7	4.2m ²	6.51m ²
Combined Living Space	22.91m ²	22.5m ²

- 5.9 The HMO Standards advise that where bedrooms are more than 10m² then a shared living space/kitchen can be at least 22.5m² (for 6-10 persons). As is shown in the table above, the proposal results in an internal layout that meets the Council's adopted space standards, and is therefore considered to result in a satisfactory standard of living environment.
- 5.10 Amenity and Parking
- 5.11 The proposal would increase the occupancy compared to the approved HMO by 1 occupant. While this would have a proportionate increase in activity within and coming and going from the property this small increase in the number of residents is not considered likely to have any demonstrable adverse effect on residential amenity for neighbours of the surrounding area. Nor is the increase in parking demand considered to be materially different from that generated by a C3 dwelling house.
- 5.12 Similarly the minor increase of occupants is not considered to have a demonstrable impact on the parking need and thus parking availability in the wider area. It is noted that the Council's adopted Parking Standards, within the associated SPD has the same expectation for the number of parking spaces, 2 spaces per dwelling, for any scale of HMO with 4 or more bedrooms. Consequently, the proposal remains in accordance with the Council's adopted guidance on parking provision.
- 5.13 The Parking Standards set out a requirement for 7 person HMOs to provide space for the storage of at least 4 bicycles. A covered cycle store is proposed to the rear of the property, to accommodate 4 bicycles. This will be secured by condition.
- 5.14 Other Material Considerations
- 5.15 A further consideration in this case is the necessity to recognise the fall-back position available to the applicant; that is the position they could take if this application is refused. In this case the addition of only 1 occupant to the existing lawful HMO is not considered to amount to a material change in the use of the dwelling. However as this site has not yet been used as a six bed HMO the determination of the application must be made in the first instance for a change of use between a C3 dwelling house and a 7 bed HMO, against the policies of the development plan. As the application complies with these policies this notional fall back, while material, does not need to be considered further.
- 5.13 The Committee's attention is drawn to the current 5 year housing land supply position within Portsmouth. In any planning application, the decision-maker will need to 'balance' any harms identified due the development against any benefits also arising. Principally, for this HMO application, the benefits are to the provision of housing through the provision of additional bedspace of occupation within the HMO. While this is a small contribution to the overall housing stock, the Council currently is unable to identify a 'five year supply' of housing, with only a 2.9 year supply currently identifiable. In this circumstance, the Council is directed to consider that the policies which are most important to determinations associated with housing provision within the Local Plan are out of date. The consequence of this is that decision takers are directed to apply a tilted balance to determinations so that permission is only withheld when the adverse impacts '*...significantly and demonstrably outweigh the benefits...*'. Any harm associated with the increase in occupancy in this area are considered to be insignificant and therefore fall short of being able to significantly and demonstrably outweigh even the small benefit to the city's housing stock of the provision of bedspaces.

5.15 Impact on Special Protection Areas

- 5.16 Changing the use of the premises from a C3 dwelling to a 7 bed HMO will result in an increase in occupancy which will have an adverse impact on the Solent Special Protection Area and cause an increase in nitrate output and therefore a condition should be applied requiring mitigation to be secured.

6.0 CONCLUSION

- 6.1 As detailed above, the application is considered to be fully comply with the relevant policies of the Local Plan meeting the adopted standards for room sizes and providing a good standard of living accommodation in accordance with Policy PCS23 of the Local Plan. As the application itself, notwithstanding any weight that should be given to potential alternative routes to allowing a similar occupation, requires planning permission it is recommended that permission be granted subject to the imposition of conditions requiring implementation of the additional occupancy within 3 year (a Time Limit condition), requiring that the development be carried out in accordance with plans submitted (an Approved Plans condition), and requiring that that increased occupancy should not occur until an appropriate scheme of mitigation is submitted and approved to mitigate any impact on the Solent Special Protection Area.

RECOMMENDATION

Unconditional Permission

RECOMMENDATION

Grant conditional permission

Conditions:

1) Time Limit

The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

2) Approved Plans

Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: Sui Gen Plans PG.6180.21.6 Rev A, TQRQM22306133813088.

3) Cycle Storage

Prior to the occupation of the dwelling as a HMO for 7 persons, secure and weatherproof cycle storage for four or more bicycles shall be provided as shown on the approved plans and retained thereafter for the storage of bicycles. The storage shall accord with Permitted Development rights.

4) Mitigation - Special Protection Areas

(a) The development hereby permitted shall not be occupied/brought into use until a scheme each for the (i) mitigation of increased recreational disturbance resulting from an increased population within 5.6km of the Solent Special Protection Areas; and (ii) for an increase in nitrogen levels within the Solent water environment have been submitted to and approved in writing by the Local Planning Authority; and

(b) The development shall then be carried out in full accordance with both schemes of mitigation approved pursuant to part a) of this condition with any mitigation measures for (ii) thereafter permanently retained as approved.

5) Water Efficiency

The proposal hereby permitted shall not (unless otherwise agreed in writing with the LPA) be occupied until written documentary evidence has been submitted to and approved in writing by

the Local Planning Authority demonstrating that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)b of the Building Regulations (2010) (as amended). Such evidence shall be in the form of a post construction water efficiency calculator.

The reasons for the conditions are:-

- 1) To comply with Section 91 of the Town and Country Planning Act 1990.
- 2) To ensure the development is implemented in accordance with the permission granted.
- 3) To provide adequate cycle storage in accordance with policies PCS17 and PCS23 of the Portsmouth Plan.
- 4) In the interest of mitigating harm arising from recreational disturbance of wading birds as a result of new residential accommodation in the Solent SPA, and the increase of output of nutrients into the Solent in accordance with the Habitats Regulations and Policy PCS15 of the Portsmouth Plan.
- 5) To ensure that the development complies with PCS15 of the Portsmouth Plan and does not exceed the scope of Nitrate Mitigation Credits purchased.