

24/01134/FUL

WARD: NELSON

85 GLADYS AVENUE PORTSMOUTH PO2 9BB

CHANGE OF USE FROM A CLASS C3 DWELLINGHOUSE TO A 8-BED/8-PERSON HOUSE IN MULTIPLE OCCUPATION

[24/01134/FUL | CHANGE OF USE FROM A CLASS C3 DWELLINGHOUSE TO A 8-BED/8-PERSON HOUSE IN MULTIPLE OCCUPATION | 85 GLADYS AVENUE PORTSMOUTH PO2 9BB](#)

Application submitted by:

Mr Oliver Farr
Applecore PDM

On behalf of:

R Magora
Primum Property Ltd

RDD: 18.09.2024

LDD: 14.11.2024

REPORT BACK

This is an agenda item deferred by the Planning Committee on 13th November so that officers could investigate if there are any unaccounted HMOs within the 50m radius of the application site (specifically to the rear of 89 Gladys Avenue, being 26-38 Nelson Avenue) which may take the HMO density above 10%.

1. Officers visited the Nelson Avenue properties. There were no answers to officers at the door, nor to subsequent letters. Visual inspection of the streetscene and front of the properties did not reveal any signs of HMOs, e.g. multiple bins or downstairs front bedroom instead of reception rooms. In light of this, the officers have no reason to believe there are any unaccounted HMOs on Nelson Avenue within the 50m radius of 85 Gladys Avenue.
2. Separately, following the committee deferral, the case officer received an email from one of the objectors identifying 80 Gladys Avenue as an 'unofficial' HMO. It is noted none of the objections prior to the 13th November committee meeting identified this address as a possible HMO. The planning history and HMO licensing records were checked again and there is no planning history nor HMO licence confirming the HMO use. The council tax records indicate there is one person liable for the payments, as opposed to various individuals which would indicate HMO use. The Owner has informed the Planning Department that occupiers of the property are 'community members' not family members, in need of accommodation and they live at the property 'as a family', rent-free. Not being an actual family, though, would suggest the property operates as an HMO. The planning enforcement team will invite the Owner to make a planning application.
3. 80 Gladys Avenue is not a lawful HMO, and it is unknown as to whether it would achieve planning consent. As such, there remain three out of sixty-five properties (4.61%) in HMO use within the 50m radius of the application site. If the planning

application at no. 85 were approved, there would be four out of sixty-five, which equals 6.15%. This figure indicates a mixed and balanced community, below the 10% maximum threshold set out in the SPD. This is how the application should be assessed, i.e. not on the *possibility* of no. 80 achieving HMO status. Nevertheless, were both no. 80 and 85 to achieve planning consent for HMO use, there would be five HMOs out of sixty-five residential addresses, which equals 7.69%, still complying with guidance.

4. During the committee meeting on 13th November, fears about the safety of neighbouring residents were raised if access to the alleyway was unrestricted. This matter was not included in the meeting Minutes. The agent has offered to provide a padlock to the side alleyway door, with a pin code shared with the surrounding residents, to ensure the side alleyway is safe and can only be used by the residents who need access to it. That offer may be taken up by those concerned, outside the decision to be taken on the planning application: the alley exists and serves a number of residential properties, that situation would not change were the application to be approved, so there is no need for a planning condition to be attached.
5. For completeness, the council tax records have confirmed that 91 Gladys Avenue is split into two separate flats. This information was not included in the original report.
6. The Applicant has submitted water calculations confirming the development will not exceed the maximum water use standard and therefore Condition 4 should be altered. Also, the Applicant has completed the legal agreement for the mitigation of effects on the Special Protection Areas, so the three Recommendations of the November Committee report are now superseded, and only one is required. Given the changes concerning water efficiency and the legal agreement, a new set of single Recommendation and Conditions is set out below, for absolute clarity.
7. Since the Committee's decision to defer decision on the application, the Applicant has submitted an appeal for Non-Determination of the application. The Recommendation below is adjusted accordingly.

RECOMMENDATION That had the Applicant not submitted an Appeal against Non-Determination and the Local Planning Authority still had the ability to determine the application, it would have granted planning permission subject to the following conditions:

CONDITIONS

Time Limit:

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 Approved

Approved Plans:

- 2) 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: Location Plan, Block Plan (14 Oct 2024), Sui Generis Plan PG.9106 · 24 · 4 REV B
Reason: To ensure the development is implemented in accordance with the permission granted.

Cycle Storage:

- 3) Prior to first occupation of the property as an HMO secure and weatherproof bicycle storage facilities for four bicycles shall be provided at the site and shall thereafter be retained for the parking of bicycles at all times.

Reason: To ensure that adequate provision is made for cyclists using the premises in accordance with policies PCS17 and PCS23 of the Portsmouth Plan.

Water Efficiency

- 4) Unless otherwise agreed in writing, water consumption of the development hereby permitted shall be as stated in the water calculation dated 8 November 2024.

Reason: To ensure that the development complies with PCS15 of the Portsmouth Plan and does not exceed the scope of Nitrate Mitigation Credits purchased.

PD Alterations

- 5) Prior to the occupation of the property as an HMO for eight persons, the single storey side/rear extension and rear dormer proposed to be constructed under permitted development allowances, and the Prior Approval extension 24/00040/GPDC, shall be completed.

Reason: In order to ensure that the property meets the required space standards and therefore provides a good standard of living in accordance with Policy PCS23 of the Portsmouth Plan.

Informatives

- a) 2 x 360 litre bins are required for a 8 bed HMO. The applicant will need to purchase these bins directly from Portsmouth City Council Waste Management prior to the tenants moving in.

b) Please be aware that an HMO license will be required. HMO licenses are assessed against new standards that may differ to those used in the Planning process and you are therefore advised to check the licensing requirements and standards prior to occupation. For more information, and to find out about our landlord accreditation scheme please contact the City Council's Private Sector Housing Team using the details below: Email: housing.privatesector@portsmouthcc.gov.uk Postal address: Private Sector Housing, Portsmouth City Council, Civic offices, Guildhall Square, Portsmouth, PO1 2AZ. Phone Number: 023 9284 1659

ORIGINAL REPORT TO THE PLANNING COMMITTEE OF 13th NOVEMBER 2024.

1.0 SUMMARY OF MAIN ISSUES

- 1.1 This application is brought before Planning Committee due to the number of objections (10).

- 1.2 The main issues for consideration in the determination of the application are considered to be as follows:

- Principle of development;
- Standard of accommodation;
- Amenity impacts upon neighbouring residents
- Parking;
- Waste;
- Impact upon the Solent Protection Areas; and
- Any other raised matters.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises of a two-storey, three-bedroomed, mid-terraced dwelling located to the western side of Gladys Avenue as shown in **Figure 1** below. The property has a front forecourt and a rear garden. There is also a side alleyway to the south of the property which can be used to access the rear garden.
- 2.2 The surrounding area is predominantly residential in character with similar terraced properties. The application site falls within a residential area characterised by rows of two-storey terraced properties.

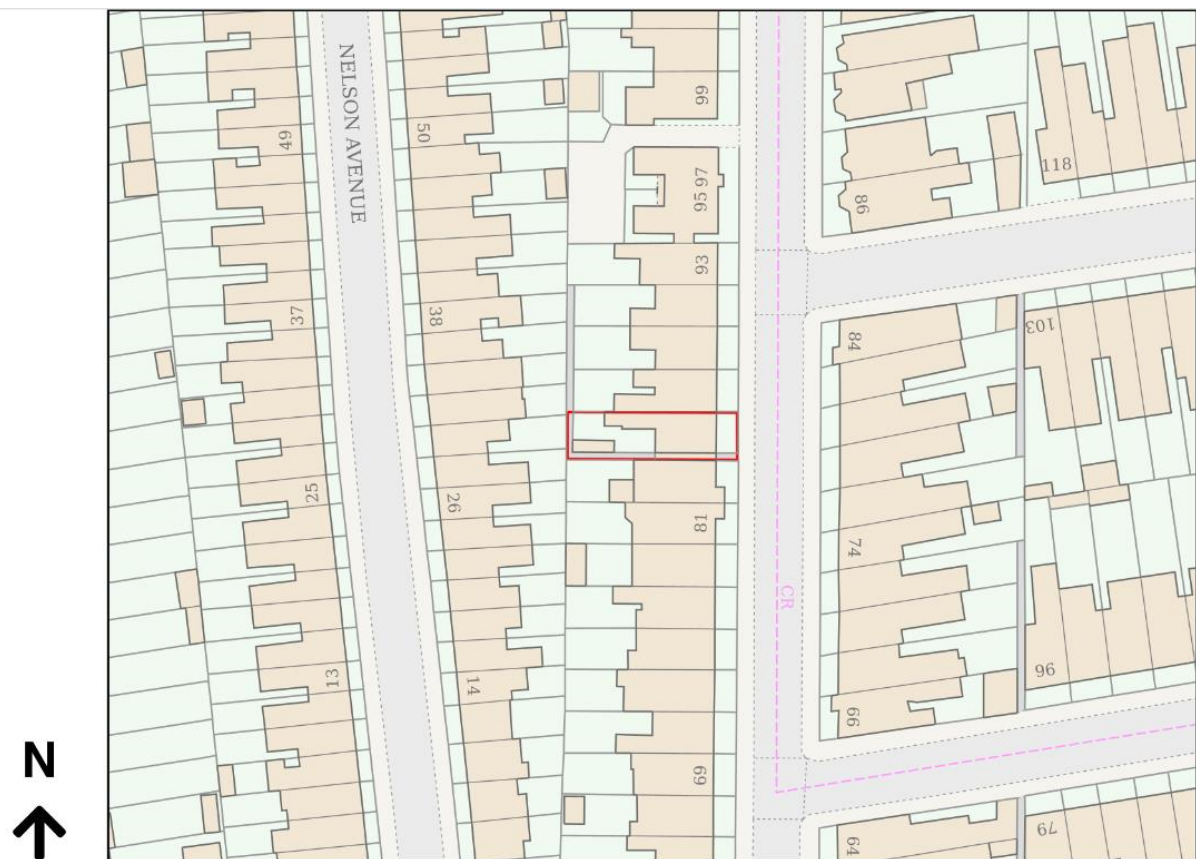


Figure 1 Location plan

3.0 THE PROPOSAL

- 3.1 Planning permission is sought for the change of use from dwellinghouse (Class C3) to House in Multiple Occupation for eight people. All bedrooms would be for single occupancy.
- 3.2 The proposed internal accommodation, as shown in **Figure 2** below, comprises the following:
- Ground Floor - Three bedrooms (all with ensuite shower, toilet and handbasin), communal kitchen/dining room.
 - First Floor - Three bedrooms (all with a shower, toilet and handbasin ensuite), tanks room
 - Second Floor - Two bedrooms (all with a shower, toilet and handbasin ensuite).
- 3.3 The proposed works to extend the roof and the side of the kitchen will be undertaken under permitted development (without the need to apply for planning permission) - and the ground floor extension was deemed not to require prior approval under the larger home extension scheme (ref. 24/00040/GPDC, below). In addition, the rooflights to the front roofslope would not require planning permission and all these works are not included in the application. These various works should not be considered as part of the application.

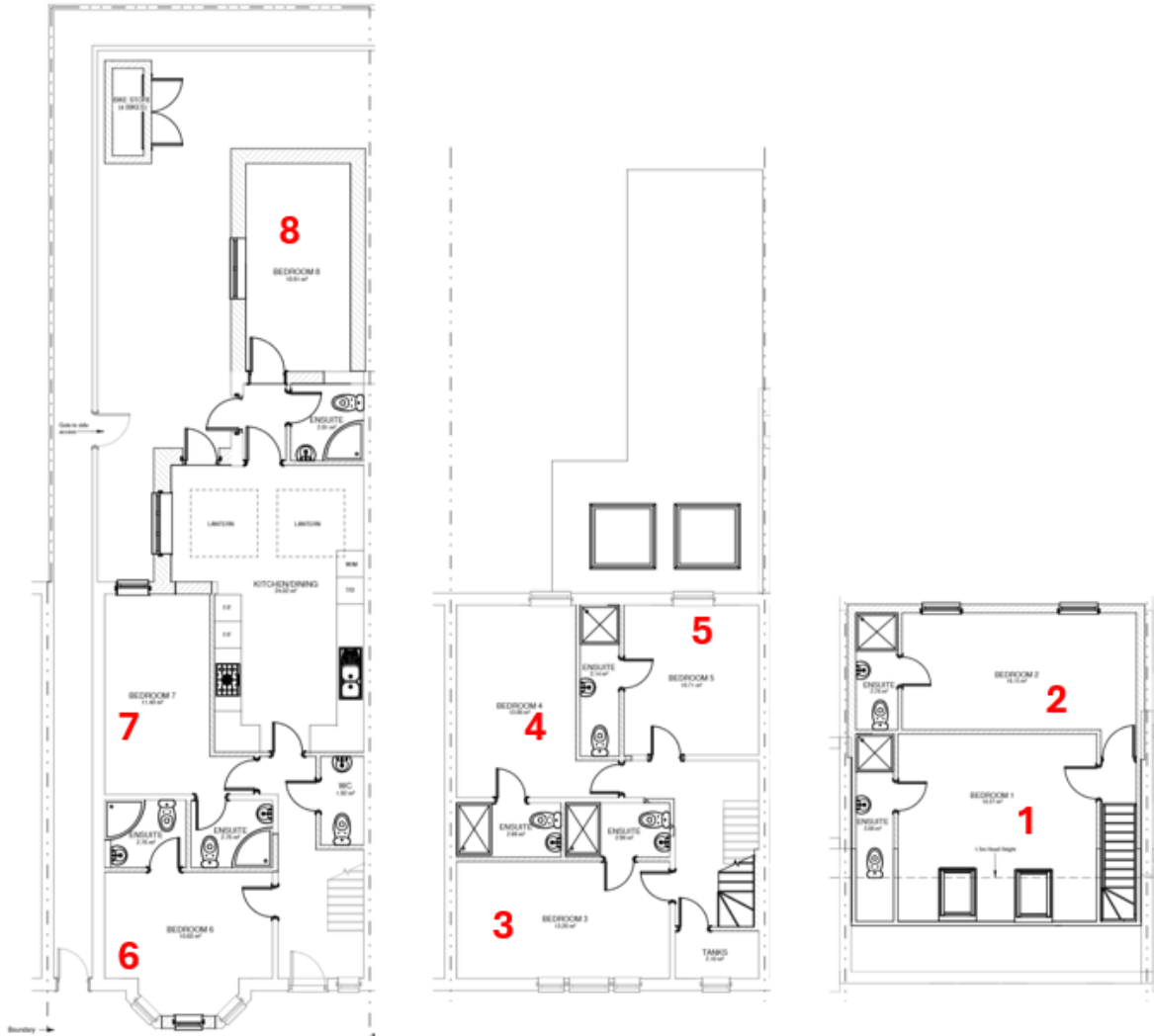


Figure 2 - Proposed Floor Plans

4.0 PLANNING HISTORY

- 4.1 24/00040/GPDC - Construction of single storey rear extension; extending 5m from the rear wall, with a maximum height of 3m and measuring 2.8m to the eaves - prior approval not required - decision issued on 9th August 2024.

5.0 POLICY CONTEXT

5.1 Portsmouth Plan (2012)

- 5.2 In addition to the aims and objectives of the National Planning Policy Framework (NPPF 2023), due weight has been given to the relevant policies within the Portsmouth Plan (2012), which include:

- PCS17 (Transport)
- PCS20 (Houses in Multiple Occupation)
- PCS23 (Design and Conservation).

5.3 Pre-Submission Portsmouth Local Plan 2020-2040

5.4 The draft Pre-Submission Portsmouth Local Plan 2020-2040 was adopted at full council on 28 May 2024. The relevant policies would include:

- Core Policy PLP1: Design
- Strategic Policy PLP20: Houses in Multiple Occupation
- Strategic Policy PLP47: Movement and Transport
- Development Management Policy PLP48: Access and Parking

Having regard to the NPPF paragraph 48, limited weight is given to those policies at this time.

5.5 Other Guidance

5.6 Guidance relevant to the assessment of this application includes:

- National Planning Practice Guidance (updated in 2023)
- The Parking Standards and Transport Assessments Supplementary Planning Document (2014)
- The Solent Recreation Mitigation Strategy (2017)
- The Updated Interim Nutrient Neutral Mitigation Strategy (2022)
- The Houses in Multiple Occupation (HMOs) Supplementary Planning Document (2019) ('the HMO SPD').

6.0 CONSULTATIONS

6.1 Private Sector Housing - Based on the floorplan provided no objection raised, however the applicant is advised BR8 is an inner room and therefore suitable means of escape and appropriate early warning detection need to be considered. The property would require a licence under Part 2, Housing Act 2004.

6.2 Transport planning - No objection. Cycle storage to be secured via condition.

6.3 Natural England - No objection subject to securing appropriate mitigation.

7.0 REPRESENTATIONS

7.1 Ten objections have been received in response to the application. It is noted two objectors did not provide their postal addresses so it is not known if they would actually be affected by the proposed development.

7.2 The representations have raised the following concerns:

- a) Increase in noise and disturbance especially during construction works and possible damage to property;
- b) Increase in crime and anti-social behaviour; higher complaints rates compared to non-HMO properties;
- c) Lack of car parking provision leading to an increase in traffic and exacerbation of existing on-street parking problems; request for a fair transport study;
- d) Undue strain on local services and infrastructure, including the sewage, drainage, waste management and doctors/dentists;

- e) Concerns about impact on community and loss of family dwelling;
- f) Fire safety of the future occupants; concerns about regulation/monitoring by PCC;
- g) Biodiversity - the proposal would remove garden and no contribution to biodiversity made;
- h) the 10% rule in relation to density of HMOs should be changed to 5%;
- i) Extension exceeds permitted development allowances;
- j) Bedroom 6 is under 10sqm if the bay window area is excluded;
- k) There would be three HMOs and flats in a row of five houses; no. 89 is sandwiched if no.91 is a HMO.

8.0 COMMENT

8.1 The main determining issues for this application relate to the following:

- Principle of Development;
- Standard of accommodation;
- Impact upon amenity neighbouring residents;
- Parking;
- Waste;
- Amenity impacts upon neighbouring residents;
- Impact upon the Solent Protection Areas; and
- Any other raised matters.

8.2 Principle of development

Five year Housing Land supply.

8.3 The National Planning Policy Framework (NPPF) states that planning decisions should be based on a presumption in favour of sustainable development (paragraph 11). That presumption does not apply where the project is likely to have a significant effect on a 'habitats site' (including Special Protection Areas) unless an appropriate assessment has concluded otherwise (paragraph 182). Where a local planning authority cannot demonstrate a five-year housing land supply of deliverable sites, the NPPF deems the adopted policies to be out of date and states that permission should be granted for development unless:

- I. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
- II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

8.4 Currently, the Council can demonstrate 3.31 years supply of housing land. The starting point for determination of this application is therefore the fact that the authority cannot demonstrate a five-year supply of housing. This development would provide greater occupation of the building, so make a small, additional contribution towards the City's housing needs, at a sustainable location in the city, with good public transport, retail and services, employment, leisure, health facilities, etc. These factors weigh in favour of the proposed development. The further, specific impacts of the proposal must still be considered as to whether the development is appropriate in detail, as set out below.

HMO Policy

- 8.5 Permission is sought for the use of the property as a Sui Generis HMO for 8 persons. The property is currently considered to have a lawful use as a self-contained dwelling (Class C3).
- 8.6 Policy PCS20 of the Portsmouth Plan states that applications for change of use to a HMO will only be permitted where the community is not already imbalanced by a concentration of such uses, or where the development would not create an imbalance. The adopted Houses in Multiple Occupation SPD (as amended October 2019), sets out how Policy PCS20 will be implemented and details how the City Council will apply this policy to all planning applications for HMO uses. The SPD states that a community will be considered to be imbalanced where more than 10% of residential properties within the area surrounding the application site (within a 50m radius) are already in HMO use.
- 8.7 Based on information held by the City Council, of the 65 properties within a 50-metre radius of the application site, three have been identified as existing HMOs, the existing number of HMOs equates to 4.6% of the properties within the search area. The objections identified a number of properties which could be possible HMOs, i.e. 91 Gladys Avenue, and a property on Nelson Avenue (to the back of 89 Gladys Avenue). The case officer checked the planning history and consulted private sector housing in relation to 91 Gladys Avenue and 10-50 Nelson Avenue. None of these properties has planning permission, or HMO licence, to operate as an HMO. Therefore, if any of these properties is used as an HMO it is likely this use is unauthorised and as such, they cannot be included in the number of the existing HMOs within the 50m radius.
- 8.8 In addition to the HMO plan as shown below, a full check of planning history of properties within the 50m radius has also been undertaken. Given there are now three HMOs in the 50m radius, if this application was approved it would result in four out of 65 properties in HMO use equating to a density of 6.15%. As this is less than the 10% threshold limit above which an area is considered to be imbalanced the proposal is acceptable in these terms.



Figure 3- HMO Count Plan

8.9 A further policy strand introduced in July 2018, amended in October 2019, seeks to ensure that the amenity and standard of living environment of neighbours and local occupiers is protected. This is explained within Appendix 6 of the HMO SPD, which references the specific proximity of HMOs to adjacent dwellings and how these circumstances may give rise to a particular risk of harm to amenity and disturbance. These are where:

- the granting of the application would result in three or more HMOs adjacent to each other, or
- where the granting of the application would result in any residential property being 'sandwiched' between two HMOs.

There is no conflict caused by this proposal with this guidance.

8.10 Having regard to the above, the proposal would comply with the aims and objectives of Policies PCS19 and PCS20 of the Portsmouth Plan (2012).

Standard of accommodation

8.11 The application seeks Sui Generis HMO use for 8 persons and proposes the following room sizes as measure by the planning officer, as shown in **Table 1** below.

Room	Area Provided (m2)	Required Standard (m2)
Bedroom 1	16.25	10
Bedroom 2	15.9	10
Bedroom 3	13.2	10

Bedroom 4	13.0	10
Bedroom 5	10.7	10
Bedroom 6	10.6	10
Bedroom 7	11.4	10
Bedroom 8	11.1	10
Kitchen/dining	24.16	22.5
Ensuites	range from 2.76 to 3.14	2.74
WC	1.9	1.17 (but not required in this application)
Tanks	2.1	N/A

Table 1 - House in Multiple Occupation (HMOs) - Ensuring mixed and balanced communities
Supplementary Planning Document (SPD) (as amended in October 2019) - compliance

- 8.12 As is shown in the table above, the proposal meets the Council's adopted space standards in accordance with the HMO SPD. This states at para 2.6, that more detailed guidance, beyond these headline requirements should be referred to within the Council's standards for Houses in Multiple Occupation Guidance (September 2018). This more detailed guidance applies lower minimum requirements (of 22.5m²) for combined living accommodation in circumstances where all bedrooms are at least 10m² and the accommodation is otherwise acceptable as communal space. On the basis of the information supplied with the application this detailed guidance is considered applicable and the resulting layout is considered to result in a satisfactory standard of living environment - submitted proposed floor plans show a sufficient amount of space within the kitchen/dining area.
- 8.13 In terms of layout, all habitable rooms have good access to natural light and in addition, a rear garden also provides external amenity space for the residents. It is noted bay window area counts towards the space area provided as it is considered to provide amenity space for the future occupiers.
- 8.14 In addition, all eight bedrooms would have ensuite facilities. The accommodation therefore would provide an adequate number and arrangement of sanitary facilities.

Impact on neighbouring living conditions

- 8.15 In terms of the impact on the living conditions of the adjoining occupiers, it is considered that the level of activity that could be associated with the use of any individual property as a dwellinghouse in Class C3, would be unlikely to be significantly different from the occupation of the property by up to eight unrelated persons as an HMO.

- 8.16 The HMO SPD is supported by an assessment of the need for, and supply of, shared housing in Portsmouth and of the impacts of high concentrations of HMOs on local communities. Paragraphs 9.1-9.10 discuss the negative impacts of HMO concentrations on local communities and points to the cumulative environmental effects of HMO concentrations. However, given that there is not an over-concentration of HMOs within the surrounding area, it is considered that the impact of one additional HMO would not be significantly harmful.
- 8.17 All alterations/extensions to facilitate additional living accommodation are to be undertaken using permitted development, which the property benefits from, and prior approval. Any objections in regard to overlooking or loss of light from the rear extension and dormer would not be material planning considerations as these works can be carried out without the need for planning permission.
- 8.18 Having regard to this material consideration, it is considered there would not be a significant impact on residential amenity from the proposal.

Parking

- 8.19 The City Council's Parking Standards SPD sets the level of off-road parking facilities for new developments within the city and places a requirement of two off-road spaces for Sui Generis HMOs with four or more bedrooms. It should be noted that the expected level of parking demand for a Class C3 dwellinghouse with three bedrooms is 1.5 off-road spaces, a difference of just 0.5 spaces. The proposal has no off-street parking, which is no change from the current use. Given the scale of the development it would be unreasonable to request a detailed transport study as requested by one of the objectors, indeed the Parking Standards and Transport Assessments SPD requires a Transport Assessment for residential proposals of fifty units upwards.
- 8.20 As explained above, neither the Highways Officer nor Planning Officer highlights an issue with the application on the grounds of a lack of off-street parking. As the SPD requirement for parking is insignificantly higher (0.5 space) than the existing Class C3 dwellinghouse. It is considered that refusal on a lack of parking is not reasonable or defensible. There is no objection from the transport team on the highway grounds and therefore refusal could not be sustained on appeal. It should be noted that the property could be occupied by a large family with adult children, each potentially owning a separate vehicle. In addition, it is considered that the site is within an area of good accessibility and located within an acceptable walking distance of the various amenities and services, and bus routes.
- 8.21 The Council's Adopted Parking Standards set out a requirement for HMOs to provide space for the storage of at least four bicycles. The property has a rear garden where a proposed secure cycle storage is shown to be located. There is side access to the rear garden therefore bicycles would not have to be wheeled through the communal area. The requirement for cycle storage is recommended to be secured by condition.

Waste

- 8.22 The storage of refuse and recyclable materials would remain unchanged with an area at the front of the property allocated for the storage of bins. An objection on waste grounds would not form a sustainable reason for refusal and it is not considered necessary to require details of formalised waste storage.

Other matters raised in objections

- 8.23 Fire safety is not a consideration in such a planning application and would be appropriately managed via Private Sector Housing and Building Control.
- 8.24 The request for a different policy threshold for the percentage of HMOs in the 50m radius should have been directed to the Pre-submission Local Plan's formal consultation stage over the summer, it cannot be taken in to account during the course of a planning application, the adopted SPD guidance still applies.
- 8.25 Concerns have been raised by neighbouring residents regarding the pressure the use would put on local services, including the sewers. However, having regard to the existing lawful use of the property as a self-contained dwellinghouse, it is considered the use of the property would not have a significantly greater impact on local services than the existing use and would not be a reason to withhold a planning permission. The LPA recently lost an appeal on the matter of sewers.
- 8.26 One of the objections raised concerns about biodiversity, given the scale of the application the Council cannot require the applicant to secure biodiversity net gain. The landscaping details are a matter for the applicant to decide on and any refusal on this ground would not be reasonable. Lastly, noise and disturbance from construction works, and possible damage to property, would not in this instance amount to a material consideration that could warrant refusal of the application nor justify a condition to try and control the matter.

Impact on Special Protection Areas

- 8.27 As there is a measurable increase in occupancy from 2.4 persons (for a C3 dwelling) to eight persons, mitigation for increased Nitrate and Phosphate Output into the Solent and Recreational Disturbance to the SPA is required. This would be secured through a s.111 agreement. An appropriate assessment was carried out and Natural England (NE) were consulted on 2.10.2024. The response was received on 23.10.2024 and no objection was raised.

Human Rights and the Public Sector Equality Duty ("PSED")

- 8.28 The Council is required by the Human Rights Act 1998 to act in a way that is compatible with the European Convention on Human Rights. Virtually all planning applications engage the right to the enjoyment of property and the right to a fair hearing. Indeed, many applications engage the right to respect for private and family life where residential property is affected. Other convention rights may also be engaged. It is important to note that many convention rights are qualified rights, meaning that they are not absolute rights and must be balanced against competing interests as permitted by law. This report seeks such a balance.
- 8.29 Under section 149 of the Equality Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of their protected characteristics. Further the Council must advance equality of opportunity and foster good relation between those who share a relevant protected characteristic and those who do not. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having had due regard to the public sector equality duty as it applies to

those with protected characteristics in the context of this application, it is not considered that the officer's recommendation would breach the Council's obligations under the Equality Act 2010.

9.0 CONCLUSION

9.1 Having regard to all material planning considerations it is concluded that the proposed change of use is acceptable and would be in accordance with the relevant policies of the Portsmouth Plan (2012) and the objectives of the National Planning Policy Framework (NPPF, 2023).

RECOMMENDATION Conditional Permission

RECOMMENDATION I - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to Grant Conditional Permission subject to satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Solent Special Protection Areas (recreational disturbance and nitrates) by securing the payment of a financial contribution. and conditions (below)

RECOMMENDATION II - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to refuse planning permission if a Legal Agreement has not been satisfactorily completed no later than 13.11.24.

CONDITIONS

Time Limit:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

Approved Plans:

2) 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:

- Location Plan
- Block Plan (14 Oct 2024)
- Sui Generis Plan PG.9106 · 24 · 4 REV B

Reason: To ensure the development is implemented in accordance with the permission granted.

Cycle Storage:

- 3) Prior to first occupation of the property as an HMO secure and weatherproof bicycle storage facilities for four bicycles shall be provided at the site and shall thereafter be retained for the parking of bicycles at all times.

Reason: To ensure that adequate provision is made for cyclists using the premises in accordance with policies PCS17 and PCS23 of the Portsmouth Plan.

Water Efficiency

- 4) 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.

Reason: To ensure that the development complies with PCS15 of the Portsmouth Plan and does not exceed the scope of Nitrate Mitigation Credits purchased.

PD Alterations

- 5) Prior to the occupation of the property as an HMO for eight persons, the single storey side/rear extension and rear dormer proposed to be constructed under permitted development allowances, and the Prior Approval extension 24/00040/GPDC, shall be completed.

Reason: In order to ensure that the property meets the required space standards and therefore provides a good standard of living in accordance with Policy PCS23 of the Portsmouth Plan.

Informative

- a) 2 x 360 litre bins are required for a 8 bed HMO. The applicant will need to purchase these bins directly from Portsmouth City Council Waste Management prior to the tenants moving in.
- b) Please be aware that an HMO license will be required. HMO licenses are assessed against new standards that may differ to those used in the Planning process and you are therefore advised to check the licensing requirements and standards prior to occupation. For more information, and to find out about our landlord accreditation scheme please contact the City Council's Private Sector Housing Team using the details below: Email: housing.privatesector@portsmouthcc.gov.uk Postal address: Private Sector Housing, Portsmouth City Council, Civic offices, Guildhall Square, Portsmouth, PO1 2AZ. Phone Number: 023 9284 1659