

Hi Kelly,

Further to your e-mail of 11th October, please find attached amended plans addressing issues raised.

In summary:

- additional cooking facilities are proposed.
- bedroom 6: There is a window and door to private courtyard which is secure as it is only accessible via the bedroom. The two windows in the courtyard are obscured meaning even if the door was open there is still complete privacy.
- GBC highways comments: the total number of vehicles at the property would be in keeping with a single family. The property has extant planning for 6 persons and it is failed to see how adding 1 additional person can trigger parking concern. Notwithstanding, the applicant is amenable to preparing a parking management plan with each tenant agreeing not to be a vehicle owner – this could be addressed by way of condition to a grant of planning permission.

In addition we note grant of planning permission Ref. No. 20230449 for an 8 person HMO. The planner's report for this notes: there are no direct vehicle parking standards for HMOs; accessibility of site to services and facilities; and, adopted policy encourages alternative means of transport to private cars and offers flexibility in application of parking standards. It was concluded that overall, there would be no significant adverse highways or parking impacts. The same conclusions could equally be applied to the application in question.

- GBC waste & recycling: four waste bins are provided. Three waste caddies can be accommodated.
- SAMMS payment: As advised previously, the applicant is willing to make payment if/when it is advised that the planning officer recommendation is to grant planning permission. Reference is made to there being 'an increase of two bedrooms above the previous dwelling at the application site'. Please note that the property is currently a 6 bed HMO pursuant to permission Ref. No. 20230313. So there would only be one additional bedroom.

If any further information or clarification needed please get in touch.

Regards

James
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