



MEK Town Planning and Design
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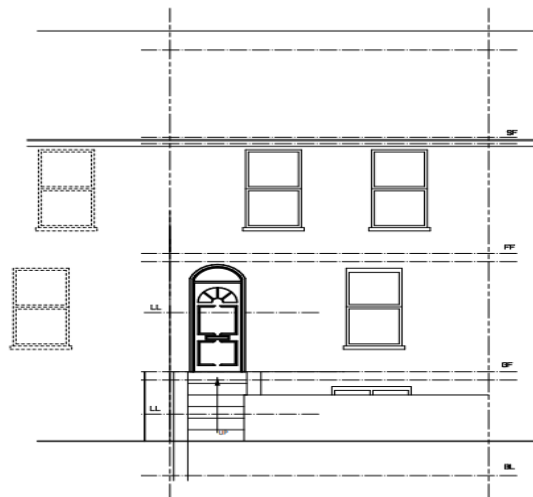
PLANNING STATEMENT

For

Application for a Lawful Development Certificate for proposed change of use of a dwelling house (use class C3) to small HMO (use class C4) for up to 5 people.

at

9 Brandon Street, Gravesend, Kent, DA11 0PL



Date: 11th September 2023

Our Ref: 9BS/DA110PL/HMO-1



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1.0. INTRODUCTORY BACKGROUND

- 1.1. This planning statement has been produced by MEK Town Planning and Design Consultant Ltd to support an application for a Lawful Development Certificate for proposed change of use of a dwelling house (use class C3) to small HMO (use class C4) for up to 5 people at no. 9 Brandon Street, Gravesend, Kent, DA11 0PL.

2.0. THE SITE AND CONTEXT.

- 2.1. The application property is located at No.9 Brandon Street, Gravesend, Kent, DA11 0PL. This is a mid-terrace property which is in use as a single dwelling house. The property is not in a conservation area, not listed and there is no Article 4 Direction as such all the permitted development rights are intact. The surrounding area is residential in character.

3.0. THE EXISTING USE OF THE PROPERTY.

- 3.1. The lawful use of the site as existing is Use Class C3 (Single Dwelling House). The permitted development rights for this property are still intact.

4.0. DESCRIPTION OF THE PROPOSED HMO (USE CLASS C4)

- 4.1. Application for a Lawful Development Certificate for proposed change of use of a dwelling house (use class C3) to small HMO (use class C4) for up to 5 people.

5.0. THE LEGISLATION –PERMITTED DEVELOPMENT.

- 5.1. The relevant part of the legislation is under Class L Schedule 2 Part 3 of the General Permitted Development (England) Order 2015 (as amended). Class L(b) -relates to the developments consisting of a change of use of a building from a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.



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5.2. Class C3 Dwelling houses can be converted to a C4 House of Multiple Occupation (HMO) for no more than six (unrelated) people who share amenities, provided it meets the criteria set out in Class L above. No.9 Brandon Street is in use as a single dwelling house and is proposed to be converted to an HMO of up to 5 people and therefore complies with Class L.

6.0. CONCLUSIONS.

6.1. The proposed development complies with schedule 2, part 3, Class L of the town and country planning (general permitted development) (England) order 2015, as amended, and the lawful development certificate should therefore be granted on those grounds.