



Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS / PLANNING STATEMENT

Change of use from C4 HMO to Sui Generis HMO.

Property Address: 17 Lynton Road South, Gravesend, DA11 7NF.

June 2023

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application to change the use of the property from a C4 HMO to a sui generis HMO. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The planning application relates to a two storey terraced property on the west side of Lynton Road. The property has an average size rear garden relative to the area. There is on-street parking along Lynton Road.

2.2 The premises is located in a mostly residential area, although there is a mixture of land uses in the wider area including educational, community, commercial and religious land uses.

2.3 The site is well provided for in terms of transport and accessibility. Bus Route No's 223, 306, 308, 416, NAG2 and VIG01 run along the nearby A227. The area surrounding the site is well provided for in terms of footpaths and pedestrian walkways connecting to shops, services and residential areas.



Figure 1 – Existing building.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development is simply to change the use from a C4 HMO to a sui generis HMO. As it stands the property can accommodate 6 persons. The proposed development seeks to accommodate just one additional person (a total of 7) in the property.

3.2 Cycle parking for 7 bicycles would be provided for in the rear curtilage in addition to sufficient refuse storage for 7 persons.

3.3 There is significant demand for HMO accommodation in the borough, particularly in sustainable locations like the application property which are close to a mixture of land uses.

4.0 PLANNING HISTORY

4.1 Under certificate of lawfulness application ref. No. 20230313, approval was granted to use the property as a 6 person HMO.

4.2 There is relatively recent precedent in the Council area for conversion of dwellings to sui generis HMOs and we note permission Ref. No's 20220545, 20200801, and 20190410 with circumstances not dissimilar to those at No. 17 Lynton Road South.

5.0 PLANNING POLICY AND GUIDANCE

Gravesham Local Plan Core Strategy (2014)

5.1 According to the Gravesham Local Plan Core Strategy Policies Map the site is not affected by any planning designations.

5.2 Policy CS14 (Housing Type and Size) is noted. It seeks to protect existing housing stock.

The proposed development will not result in the loss of a family size unit. The property is in use as a C4 HMO pursuant to cert. of lawfulness application Ref. No. 20230313. This proposal is making provision for one additional resident above this and will add to the variety of housing type available to residents in the Borough.

5.3 It is further noted that Gravesham are unable to demonstrate a 5 year housing land supply and it is understood that the delivery of housing is substantially below that required by the Core Strategy. Policy CS14 (LPCS) is supported by saved policy H5 of Gravesham's Local Plan First Review (LPFR) (1994) which seeks to accommodate the growing numbers of smaller households and provide low cost accommodation, while taking into consideration the character and amenity of existing housing areas where single family occupancy is the norm. Policy H5 (i) states that buildings shall be in an appropriate area for conversion to flats, maisonettes, bedsits and multiple occupancy. It also notes that unless there are special or overriding circumstances, conversion will not normally be permitted in an area comprised for the most part of single-family dwellings.

The application property is located in close proximity to commercial and other mixed land uses and in an area where many properties have been converted into flats or HMOs. As such this building is considered to be appropriate for conversion, located in an area which is accessible and sustainable. Moreover, the property is currently in use as a C4 HMO.

5.4 Policy CS19 relates to development and design principles and states:

“New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anticrime standards...”

It is submitted that no changes are propose to the external elevations.

6.0 PARKING AND RESIDENTIAL AMENITY

6.1 The proposed development would not generate any additional material parking demand. On-street parking is available although it is not expected that residents would have their own cars. Cycle parking is being provided.

6.2 It is not considered there would be any adverse impact to neighbouring residential amenity given the separation distance to neighbouring properties. The existing HMO is run to a very high standard and a management plan is in place. A cleaner attends on a regular basis. Reference checks are carried out on new occupants and an induction to the property is mandatory whereby rules are explained and instructions given on how to report issues and maintain the property. Neighbours can be given a 24 hour service number just in case they need to get in touch for any reason or concern that they might have.

7.0 CONCLUSION

7.1 The application property is a C4 HMO and it is merely sought to accommodate one additional resident.

7.2 The proposed development is considered to be in compliance with the Gravesham Local Plan Core Strategy (2014).