
Site Address:	23 Stockheath Road, Havant, PO9 5HE		
Proposal:	Change existing 6 bed HMO from 6 to 7 bed occupation.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00909	Expiry Date:	01/02/2024
Applicant:	Ms Nicholson LB Property Partners		
Agent:	Ms Nicholson LB Property Partners	Case Officer:	Joseph Toole
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Stockheath Road, Havant, is a semi detached two storey HMO property, located to the south side of Stockheath Road. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Stockheath Road with parking to the front.

The property is located within a part residential and part commercial area.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is to increase the existing 6 bed HMO to a 7 bed occupation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Kristine Tindall - Battins

No Comment.

Councillor T Moutray

No Comment.

Environmental Health Manager, Community Group

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the documentation provided by the applicant, and can advise this office has no adverse comments to make.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking matters

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The property was originally build as a single family dwelling and has been converted under Class L of Part 3 of the Town and Country Planning (General Permitted Development) Order into Class C4 Small HMOs which allows the occupation of this dwelling by up to 6 unrelated residents sharing basic amenities such as kitchen and bathroom. This application is for 7 residents and must assess the additional impact of just one resident over and above its current use for 6 residents.

7.3 In terms of infrastructure the proposed scale of development is modest and given the location within the urban area is acceptable in principle.

(ii) Impact upon the character and appearance of the area

- 7.4 The property is already a house in multiple occupation, and the proposal whilst increasing the number of bedrooms would not significantly impact the character of the property. This would comply with Policy CS16 of the Havant Borough Core Strategy (2011).

(iii) Impact upon residential amenity

- 7.5 6 unrelated residents currently occupy the site as a small HMO and it is necessary to assess whether the change to allow for 7 residents would result in significant extra material harm to neighbouring residential amenity. The surrounding area whilst of mixed character is primarily residential in character with family housing - there is no known concentration of similar HMOs. Other Authorities experience amenity issues with the cumulative effect of several HMOs in close proximity, but this is not the case here.
- 7.6 Policy CS9 requires a mix of dwelling types, sizes and tenures to help meet identified local needs and contribute to mixed and sustainable localities. Policy CS16 and DM10 seek to protect residential amenity from noise, smell, privacy etc and subject to consideration of parking provision there is considered no likely detrimental harm caused by one additional resident.

(iv) Parking matters

- 7.7 Policy DM13 requires new development to provide parking in accordance with the Council's adopted standards, however, there are no Havant Borough Car parking standards for houses in multiple occupancy. A car parking plan has been provided showing 4 car parking spaces can be provided on site with the potential for 5 if blocked in. As such, there is considered to be sufficient car parking on site to accommodate the 1 additional resident.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, would have a limited and acceptable impact on the neighbouring properties and acceptable on parking terms. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00909 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Ground Floor Plan
First Floor Plan
Parking Plan
Planning Statement

Reason: To ensure provision of a satisfactory development.