

<b>Application</b>	2
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<b>Application Number:</b>	20/01324/COU
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<b>Application Type:</b>	Planning FULL
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<b>Proposal Description:</b>	Change of use from dwelling house (Class C3) to a 5 bedroom HMO (Class C4) in Article 4 Direction area.
<b>At:</b>	33 Exchange Street, Hyde Park, DN1 3QW

<b>For:</b>	Mr P Ghumra
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<b>Third Party Reps:</b>	7 Letters of Objection	<b>Parish:</b>	N/A
		<b>Ward:</b>	Town

<b>Author of Report:</b>	Jessica Duffield
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## SUMMARY

The application relates to a proposed House of Multiple Occupation (HMO) within the Article 4 Direction area. The Article 4 Direction was brought into force on the 14th October 2019. The order removes permitted development rights comprising change of use from a use falling within Class C3 (dwelling houses) to a use falling within Class C4 (houses in multiple occupation).

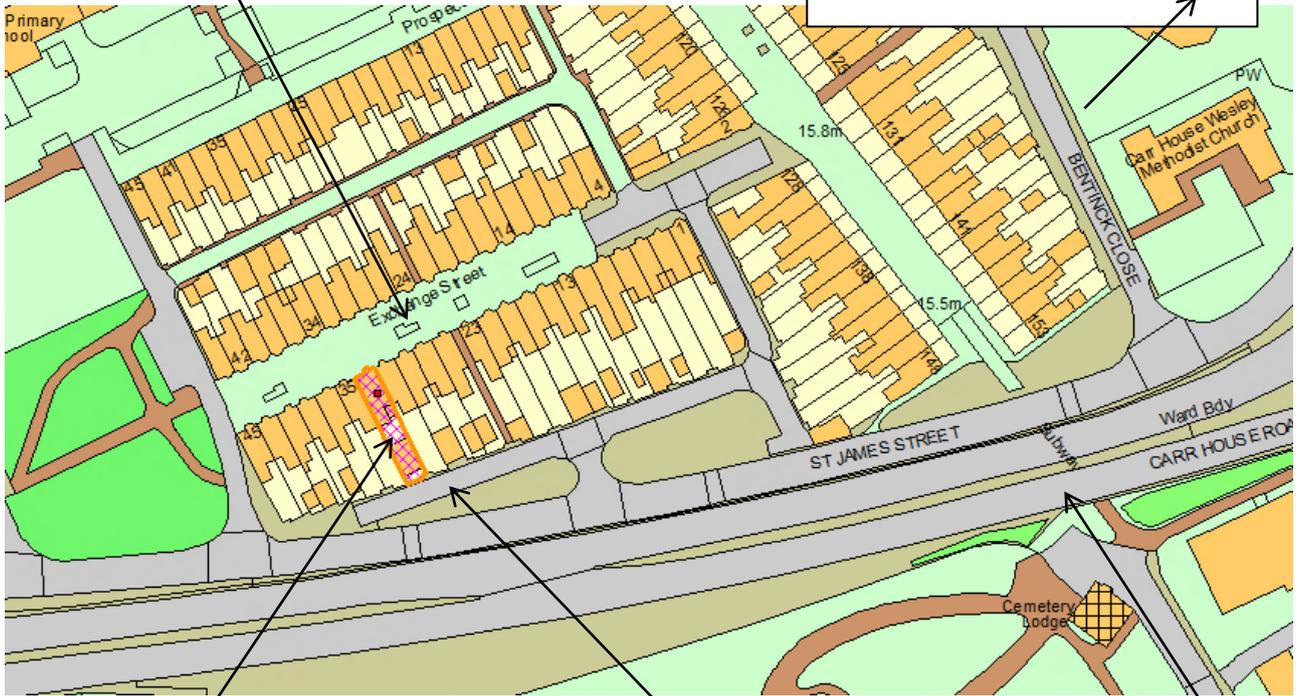
The proposed internal changes and renovations to facilitate the HMO have already been completed. The applicant applied for a Certificate of Existing Lawful Use (20/00811/CPE) which was refused in May 2020 due to insufficient evidence.

This report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal. The development would not cause undue harm to neighbouring properties, trees, the highway network or the character of the area

**RECOMMENDATION: GRANT planning permission subject to conditions**

Exchange Street

Direction to Doncaster Town Centre



Application Site

Parking provision to the rear

Car House Road

## **1.0 Reason for Report**

- 1.1 This application is being presented to planning committee due to the number of neighbour representations and to ensure consistency in terms of the nature of the application proposal.

## **2.0 Proposal**

- 2.1 Planning permission is sought for the change of use of a 4 bedroom dwelling house (Use Class C3) to a 5 bedroom HMO (Use Class C4).
- 2.2 The existing property is a 4 bedroom mid terrace, arranged over 2.5 storeys. Exchange Street is pedestrianised and vehicular access is located to the rear of the properties.
- 2.3 No external alterations or extension are proposed to the property. All the proposed bedrooms are en-suite, and will be arranged as follows:

Ground Floor- 1x bedroom, shared lounge, kitchen and utility

First Floor- 3x bedrooms

Second Floor/Existing Loft Conversion- 1x bedroom

- 2.4 The internal works to facilitate the HMO are at an advanced stage. The works undertaken are all internal and do not require Planning Permission. The works undertaken do offer flexibility in terms of allowing the property to be rented out as a family dwelling if cannot be used as a HMO. Generally the interior works have been provided to a good quality, and provides a high standard of accommodation as shown in the photos at Appendix 3.
- 2.5 A Certificate of Existing Lawful Use was refused in May 2020. It was not considered that the evidence provided to support the application was sufficient and did not demonstrate occupation/operation of the property as a HMO prior to the Article 4 Direction coming into force. The applicant has confirmed that the property was used as a HMO for a 2 week period commencing 7<sup>th</sup> October 2019. This use then ceased following the tenants relocating. The property has been vacant since October 2019 until recently. It is understood that in recent weeks a single household family has moved into the property.
- 2.6 Following the refusal of the Certificate of Existing Lawful Use the applicant was encouraged to submit a Full Planning Application for the change of use.
- 2.7 The agent initially applied for a 'Flexible Permission' to allow the applicant/landlord to fluctuate between Use Class C3 and Use Class C4. However, due to the site's position within the Article 4 Direction Area, this form of flexible permission cannot be obtained. As such the development proposal description has been amended to Use Class C4 HMO only.
- 2.8 The proposal does not include dedicated parking spaces for occupiers. The agent has confirmed that the property will clearly be marketed as having no parking spaces and that no parking is provided as part of the accommodation.

### 3.0 Site Description

- 3.1 Exchange Street has a uniform character, consisting of 2/2.5 storey, terrace housing. The majority of the properties are red brick, although a small number have rendered the front of the property, adding variety to the appearance of the street. All of the properties have bay-windows to the front, at the ground floor level. All the properties front on the pedestrianised area, which is tree-lined down the centre.
- 3.2 Exchange Street is positioned off St James Street which runs parallel with Carr House Road (A18). The site is within close proximity to Doncaster Town Centre.
- 3.3 The site is in Flood Zone 1 as defined by the Environment Agency's Flood Maps, and is therefore at and is of low risk of flooding.

### 4.0 Relevant Planning History

Application Reference	Proposal	Decision
20/00811/CPE	Certificate of existing lawful use for the change of use from a dwelling to Use Class C4- HMO	Refused, 19.05.2020 – Evidence of residential HMO use insufficient and on balance of probabilities the LPA cannot accept such operation.
20/00785/PD	Conversion of a 3 bedroom property to a 5 bedroom all en-suite HMO	Not Registered, Insufficient fee, 10.03.2020
19/02260/HMO	Notification of HMO	Application Received, 16/09/2019

### 5.0 Site Allocation

- 5.1 The site is allocated as Residential Policy Area as defined by the Doncaster Unitary Development Plan (Proposals Map) 1998. The following policies are applicable:

#### 5.2 National Planning Policy Framework (NPPF 2019)

- 5.3 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

- 5.4 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.5 Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.6 Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.7 Core Strategy 2011 – 2028**
- 5.8 To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 5.9 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Countryside Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:
- 5.10 Policy CS1 relates to the quality of accommodation and development within Doncaster. It makes it clear that development must protect local amenity, as well as being well-designed; fit for purpose and capable of achieving the nationally recognised design standards.
- 5.11 Policy CS14 relates to design and sustainable construction and states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building

traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.

## **5.12 Saved Unitary Development Plan Policies (Adopted 1998)**

5.13 Policy PH11 states that within residential policy areas development for housing will normally be permitted subject to the density and form being appropriate to the character of the area, the effects of the development on the amenities of occupiers of neighbouring properties.

## **5.14 Local Plan**

5.15 The Local Plan has been formally submitted for examination on 4th March and an Inspector has been appointed therefore the Local Plan is now under examination. Paragraph 48 of the NPPF states that the LPA may give weight depending on the stage of the Local Plan and the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). When the local plan was published under Regulation 19 in August 2019, all of the policies were identified as carrying 'limited weight' for the purposes of determining planning applications. Taking into account the remaining stages of the local plan process, it is considered the following levels of weight are appropriate between now and adoption dependant on the level of unresolved objections:

- Substantial
- Moderate
- Limited

The Council has now sent out the notice of examination (regulation 24 stage) and is aiming to adopt the Local Plan by winter 2020. The following policies are considered appropriate in assessing this proposal and consideration has been given to the level of outstanding objections resulting in appropriate weight attributed to each policy:

5.17 Policy 1 reinforces the guidance within the NPPF in that there should be a presumption in favour of sustainable development. This policy is afforded limited weight as there are outstanding unresolved objections.

5.18 Policy 10 deals specifically with HMOs and how they will be supported under strict circumstances. However this policy can only be afforded limited weight at this stage, due to the number of objections to the wording of the policy. The criteria of this policy is set out later in the report.

5.19 Policy 11 (Residential Policy Areas) reinforces some of the wording of PH11 stating that within Residential Policy Areas, as defined on the Proposals Map and is afforded substantial weight.

5.20 Policy 46 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum. This policy can be applied limited weight due to outstanding objections.

5.21 Policy 43 deals with the need for good urban design. This policy can now be applied with moderate weight.

5.22 Policy 48 (Safe and Secure Places) states that developments will be supported which are designed in a way that reduces the risk of crime and the fear of crime. This policy is afforded substantial weight.

### **5.23 Neighbourhood Plan**

5.24 There is no Neighbourhood Plan for this area

### **5.25 Other Material Planning Considerations**

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- National Planning Policy Guidance
- South Yorkshire Residential Design Guide (SYRDG)

## **6.0 Representations**

6.1 This application has been advertised in accordance with The Town and Country Planning (Development Management Procedure (England)) Order 2015 by way of the following :

- Site notice – consultation expired 10/7/2020
- Direct neighbour notification letters – consultation expired 1/7/2020

6.2 7 neighbour representations (all of which are objections) have been received in response to the application publicity. Some of the representations have been received from the same household. A summary of these are provided as follows:

- *'negative impact upon the neighbourhood and the street; another HMO would severely impact on the social objective to a strong vibrant healthy community.'*
- *'No more HMOs on street needed. Noise issues and lack of parking.'*
- *'HMOs cause increased litter; more vehicles parking without consideration; noise disturbance day and night; cause other properties to be devalued.'*
- *'Queries with application form; issues relating to vehicle parking and price of parking permits; issues relating to waste storage; noise pollution, particularly in the roof conversion.'*
- *'Anti-social behaviour associated with HMOs; lack of parking.'*

## **7.0 Parish Council**

7.1 There is no parish council for this area.

## **8.0 Relevant Consultations**

8.1 **Environmental Health** – No objection, subject to condition proposed relating to sound insulation. Environmental Health have confirmed that based on the proposed floorplans (subject to a site visit) the property would be able to obtain a HMO License.

8.2 **Waste and Recycling** – No objection subject to condition proposed relating to waste management.

8.3 **Area Manager** –Communities Area Manager has raised concern regarding how potential additional car parking may impact the surrounding streets. Since the local area has been pedestrianised, there have been two public consultations relating to the parking permit scheme. Local residents were not in favour of implementing the scheme. South Yorkshire Police have also received complaints regarding parking obstruction. These comments are addressed in the Highways Section of this report.

8.4 **Police Architectural Liaison Officer** – Advice provided relating to ensuring the property is secure and mitigation against crime.

8.5 **Local Plan Housing-** No response

8.6 **Highways** – No objection raised.

## **9.0 Assessment**

9.1 The principal issues for consideration under this application are as follows:

- Principle of Development
- Space Standards
- Impact upon Neighbouring Properties
- Location
- Concentration of HMO's in the area
- Landscape
- Heritage
- Highways

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- *Substantial*
- *Considerable*
- *Significant*
- *Moderate*
- *Modest*

- *Limited*
- *Little or no*

### Principle of Development

- 9.3 The application site is washed over by Residential Policy Area and as such Doncaster UDP Policy PH 11 supports residential development in principle, providing that it does not adversely affect the character of the area or detrimentally affect neighbouring properties through for example excessive overshadowing, over dominance or loss or privacy.
- 9.4 In light of the policy designation set out above, the principal of the change of use to form a 5 bedroom HMO is considered acceptable subject to other policy considerations.
- 9.5 The site is located within the Article 4 Direction area which removes the permitted development right to change the use of C3 dwelling houses to C4 HMO's without the need for planning permission.
- 9.6 The Article 4 Direction does not ultimately result in all C4 HMO's being refused. However, it does mean the design and position of the proposed HMO can be considered by the LPA in further detail.
- 9.7 It is noted that the application was called into committee due to the number of the public/neighbour objections, as well as to ensure consistency given the nature of the application proposal.
- 9.8 Emerging Local Plan Policy 10 provides a detailed criteria relating to the position of proposed HMOs. However, at this stage, Policy 10 can only be afforded limited weight due to the number of objections. Therefore, this policy is not the main policy consideration. The application must be assessed under the adopted development plan which then relates to Policy PH11 of the UDP.

### Sustainability

- 9.9 The National Planning Policy Framework (NPPF, 2019) sets out at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 9.10 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

## 9.11 SOCIAL SUSTAINABILITY

### 9.12 Space Standards

- 9.13 As referred to above, the applicant has already undertaken the majority of the works to facilitate the change the use of the property. However all these works are internal and do not require planning permission. The works include installing en-suite bathrooms and renovating the property. The internal works undertaken mean the property could alternatively be rented out as a family dwelling. No external alterations have been undertaken.
- 9.14 Page 27 of the adopted Doncaster Council Development Guidance and Requirements SPD (2015) states: *'In order to protect the living conditions and well-being of future occupants, applications for residential development must demonstrate how the proposed accommodation is functionally fit for purpose and has been designed to meet the specific needs of the occupants. It should demonstrate how the accommodation is large enough to provide sufficient space for privacy, socialising, studying, cooking, dining, sleeping, washing and storage of household goods and belongings.'*
- 9.15 It follows on to state that the overall internal floor-space must be sufficient and that the size of individual rooms are large enough for the intended purpose. The size of amenity space must also be sufficient for the number of occupiers.
- 9.16 The National Space Standards only outlines the minimum standards for self-contained properties. As this application relates to a HMO with shared facilities, this guidance cannot be used as a marker for room sizes.
- 9.17 The Housing Act 2004 outlines the legal minimum individual room size for one person as 6.51 square metres. However, in order to obtain a HMO License, the Council encourages bedroom sizes of at least 10 square metres.
- 9.18 The Council Licensing Team will be lenient on the 10sqm threshold, where there is considered to be suitable additional shared living space proposed within the property, and an overall greater quality of accommodation. The bedroom sizes (excluding en-suite) are as follows:
- Bedroom 1- 10.97sqm
  - Bedroom 2- 13.7sqm
  - Bedroom 3- 8.91sqm
  - Bedroom 4- 7.43sqm
  - Bedroom 5- 13.96sqm
- 9.19 The Environmental Health Officer and DMBC Licensing Team have confirmed that, subject to a property inspection, based on the proposed floorplans submitted, the applicant would be able to obtain the HMO License and the space standards are satisfactory for the proposed use. Although bedrooms 3 and 4 are slightly smaller than the other bedrooms, the property provides a generous shared kitchen/utility as well as a large communal lounge. The shared kitchen, dining and living space encourages tenants, to mix and

interact, which contributes to social and healthy wellbeing. As such the overall size and layout of the property is considered to be suitable for the proposed use.

- 9.20 In terms of adopted Planning Policy, the South Yorkshire Residential Design states that the minimum size for a single bedroom is 7sqm. All the bedrooms in the application property meet this standard and is therefore in accordance with adopted policy and the SPD. Thus the proposal weighs positively in terms of the internal space and carries significant weight.
- 9.21 Impact Upon Residential Amenity
- 9.22 Adopted Policy PH11 states that residential development will be permitted in residential policy areas whereby it does not detrimentally affect the amenities of occupiers of nearby properties.
- 9.23 The application site is bordered by existing residential development to the north, east and west. St James Street borders the site to the south. There are no external alterations proposed as part of the change of use.
- 9.24 Given that there are no alterations proposed to the existing property, there is not considered to be any issues relating to overlooking or overshadowing.
- 9.25 The property provides a small, but easy to maintain courtyard to the rear, for the future tenants, which measures to approximately 23.6sqm. Whilst the courtyard garden is small, it does provide tenants with an outdoor space to socialise and interact. The access to outdoor space encourages social and healthy wellbeing and as such the inclusion of the paved courtyard is welcomed.
- 9.26 The garden has a gated access, onto the vehicle access to the rear. The rear garden also provides a detached garage which is to be used for storage only.
- 9.27 The refuse bins can therefore be stored out of view, in the rear garden. Waste Management is discussed further in Paragraph 9.57.
- 9.28 Whilst HMO uses generally intensify the use of properties, the application site is considered suitable for the proposed use. The existing property is currently a 4 bedroom family dwelling house. The proposal looks to alter the internal layout to provide 5 single, en-suite bedrooms, as well as shared living and kitchen areas.
- 9.29 Given that the property is currently a 4 bedroom dwelling, three of which are generous double bedrooms, the property could in fact be occupied by at least 7 residents, without the existing planning permission requiring amending. The change of use to a HMO property will regulate and limit the number of residents permitted at the property to only 5.

9.30 In addition a condition has been proposed by the Environmental Health Officer stating that prior to first occupation a scheme to improve the party wall's airborne sound insulation shall be submitted to the LPA for approval.

9.31 Therefore in terms of noise disturbance and impact upon residential amenity, the application proposal provides security and regulation to ensure that the number of occupants and the disturbance caused is not harmful.

### **9.32 Location**

9.33 The application site is positioned in a suitable location. The site is approximately 0.6 miles from Doncaster Town Centre and the Doncaster Transport Interchange, thus within suitable walking distance.

9.34 On the roundabout of Carr House Road there are a variety of shops and local amenities, which are within close walking distance of the application site.

9.35 Whilst the application proposal does not provide dedicated off-street parking spaces, considering the above, the application site lies within a sustainable location close to the town centre and sustainable methods of transport. This weighs in favours of the application carrying significant weight.

### **9.36 Conclusion on Social Impacts.**

9.37 Paragraph 8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

9.38 In conclusion the property provides adequate internal space standards, and meets the criteria in terms of obtaining the relevant HMO License from Doncaster Council. The shared living space, as well as the access to outdoor area, encourages social interaction and is considered to provide a high quality of accommodation in accordance with Policy CS1.

9.39 It is considered that the proposal would not adversely affect neighbouring residential properties through additional overlooking or loss of privacy. There has been representations made by local neighbours raising issues relating to noise and disturbance. However given the proposed condition and the regulation of occupiers this is not considered to be harmful. This weighs in favour of the application carrying moderate weight.

### **9.40 ENVIRONMENTAL SUSTAINABILITY**

#### **9.41 Concentration of HMOs**

9.42 The Article 4 Direction was brought into force to cover the Hyde Park area, along with much of Hexthorpe, Wheatley, Intake and Belle Vue and parts of other surrounding suburbs, on the 14<sup>th</sup> October 2019. The Direction was

brought in as a measure to control the quantity and quality of HMO properties operating within the area.

9.43 Policy 10 of the Emerging Local Plan makes it clear that proposed HMO's must not result in an over-concentration of HMOs within a community/locality/street/row, or result in a significant adverse impact to local amenities. The policy states that '*proposals must not create:*

- 1. more than two HMOs side by side;*
- 2. the sandwiching of a single self-contained house or flat between two HMOs;*
- 3. more than two HMOs within a run of twenty properties on one side of the road; or*
- 4. more than one HMO in a road of fewer than twenty properties on one side of the road.'*

9.44 Although this policy can only be afforded limited weight, it is important to highlight the housing mix along Exchange Street, in line with adopted Policy CS12. Policy CS12 states '*New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities.*'

9.45 Using the HMO License data, provided by the Council's licensing department, we can conclude that currently there are only 2 registered HMO properties on Exchange Street. These at the addresses: 10 Exchange Street and 20 Exchange Street. No. 4 Exchange also submitted a HMO Notification in September 2019.

9.46 All of these registered HMOs are located on the opposite side of Exchange Street and are positioned spread along the road. There are no HMO properties on the same side as the application site.

9.47 In terms of the overall concentration of HMO's on Exchange Street, excluding the application site, the street has 3 known HMOs (although only 2 on the license records), out of a total of 44 addresses/ properties. This equates to 7% of the registered addresses on the street currently operating as HMOs. One additional HMO on the opposite side of Exchange Street, is not deemed to change the overall character of the area. The change of use of the application is in accordance with the criteria set out in Emerging Policy 10 and as such it considered suitable.

9.48 It is recognised that a small number of properties along the street have been altered to provide self-contained flats. However, Emerging Policy 10 refers to the operational HMOs only and therefore properties which have been converted to flats do not constitute towards the criteria set out above.

9.49 At this current time Emerging Policy 10 can only be afforded limited weight given the possibility of wording changes and as such cannot constitute as a single policy reason for refusal.

9.50 Considering the above, the proposed development is in accordance with adopted Policy CS12 as the development will add to the mix of housing types along the street. Therefore the position of the proposed HMO is suitable.

9.51 Landscape

9.52 As mentioned in Paragraph 9.25 the applicant has provided a rear courtyard for future tenants. In terms of landscaping, this consists of hard landscaping only, such as paving. There is no vegetation, as the emphasis on ensuring this is maintained is difficult to enforce on tenants.

9.53 Heritage

9.54 The proposal has no impact upon any heritage assets or Conservation Areas.

9.55 Highways

9.56 The existing parking provision is provided to the rear of the property, accessed via St James Street. The neighbour representations received highlight concerns relating parking, due to on-going issues with inconsiderate parking. To overcome these concerns the applicant has confirmed that the proposed HMO property will be advertised as having no parking facilities available. The Highways DC Officer has reviewed the proposed development and raises no objection. As explained in Paragraph 9.40 the application site is in a sustainable location with good links to public transport, as well as being within walking distance to local amenities and facilities and therefore car parking is not relied upon.

9.57 Waste Management

9.58 The Waste and Recycling Officer has reviewed the proposal and raised concerns relating to waste management. Waste storage has also be raised as a potential issue in the neighbour representations. In order to ensure that the amount of waste created by the HMO operation is appropriately managed, a condition is proposed to ensure that a Waste Management Plan is to be agreed and implemented prior to occupation of the property.

**9.59 Conclusion on Environmental Issues**

9.60 Paragraph 8 (c) of the NPPF (2019) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9.61 Given that the application is utilising an existing property, the impact upon Environmental issues is very limited. Only 7% of the properties on Exchange Street currently operate as HMOs, and the additional proposed HMO is not

considered to harmfully impact the character of the area or surrounding environment.

- 9.62 The application is not in a Conservation Area, thus there being no impact upon any Heritage assets. The application site is located in a sustainable location, which is well connected and has good links to public transport and local amenities, meaning that private car parking is not to be relied upon. A condition has been attached to satisfy the concerns raised by the Waste & Recycling Officer as well as the neighbour representations. The proposal does not detrimentally affect the surrounding environment. This weights moderately in favour of the application.

### **9.63 ECONOMIC SUSTAINABILITY**

- 9.64 As the majority of the works, to facilitate the change of use, have already been undertaken/are at an advanced stage, the economic impact, in terms of employing tradesmen and construction workers has already concluded.

- 9.65 When fully occupied, the property will be occupied by 5 individual tenants. The residents will most likely work and pay into the local economy. However, given the scale of the development, the benefits in terms of economic activity is limited.

### **9.66 Conclusion on Economy Issues**

- 9.67 Paragraph 8 (a) of the NPPF (2019) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

- 9.68 The proposal would result in limited economic benefit, by increasing the occupancy of the property from a 4 bedroom property to a 5 bed HMO. As such the proposal carried limited weight in favour of the application.

## **10.0 PLANNING BALANCE & CONCLUSION**

- 10.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the adopted development plan and adopted policies and there are no material considerations which indicate the application should be refused.

## **11.0 RECOMMENDATION**

### **11.1 GRANT planning permission subject to conditions:**

1. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

Existing and Proposed Floorplans, Drawing No: CRB 1,  
Received: 2<sup>nd</sup> September 2020

#### **REASON**

To ensure that the development is carried out in accordance with the application as approved.

2. Prior to first occupation, a scheme to improve the party walls airborne sound insulation shall be submitted to the LPA for approval and all such approved works detailed in the scheme shall be implemented prior to first occupation.

#### **REASON**

In the interests of the amenity of the residents.

3. Prior to the first occupation of the property, a waste management plan must be submitted to and approved in writing by the Local Planning Authority. The approved plan must then be implemented and maintained for the life of the development.

#### **REASON**

To ensure that waste storage and presentation (for collection) is adequately managed, does not become detrimental to local environmental quality and does not adversely affect the amenity of neighbouring residents, in accordance with Policy CS1.

### **INFORMATIVES**

1. **INFORMATIVE**  
A HMO License must be obtained prior to occupation of the 4th tenant. As the application is in an 'Additional Licensing Area' the property will require an Additional HMO Licence. Please contact the licensing department for more information regarding submitted an application. More information can be found at the following website:  
<https://www.doncaster.gov.uk/services/business-investment/additional-licensing>

**The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence**

# APPENDIX 1- Location Plan



## APPENDIX 2 - Internal Layout



PROPOSED BASEMENT LAYOUT

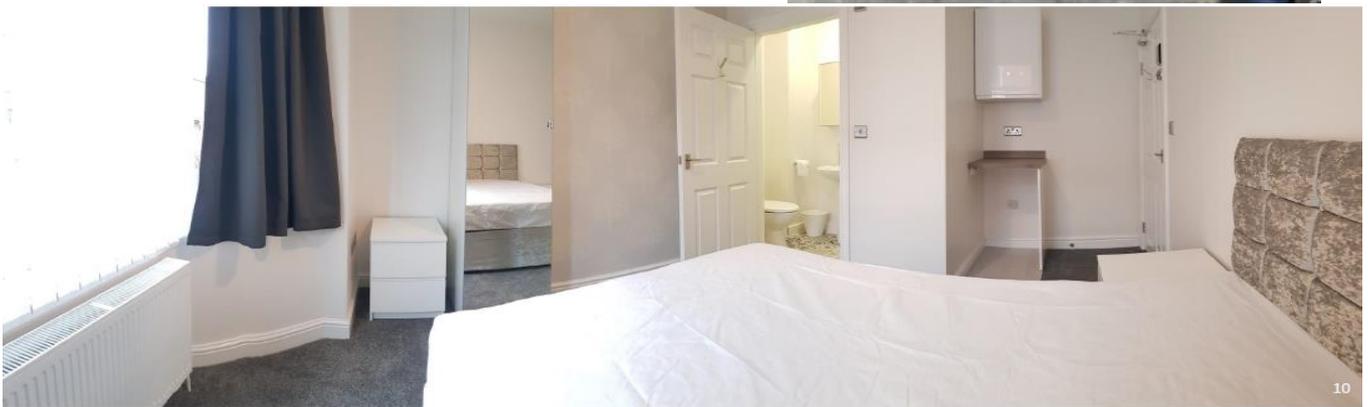
PROPOSED GROUND FLOOR LAYOUT

PROPOSED FIRST FLOOR LAYOUT

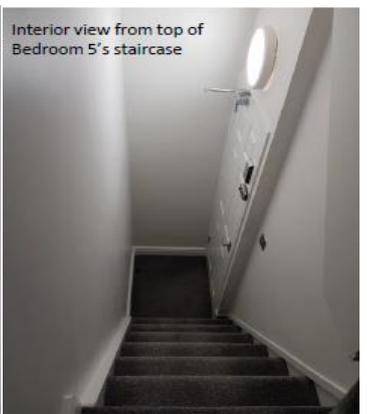
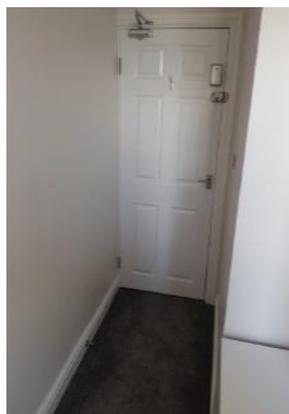
PROPOSED SECOND FLOOR LAYOUT

APPENDIX 3- Property Photos





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Interior view from top of Bedroom 5's staircase



