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Address: 10 TERRINGES AVENUE, WORTHING

Proposal: Application for a Lawful Development Certificate for a Proposed Class L change of use from dwelling house C3 to house of multiple occupation C4

SUPPORTING STATEMENT

Permitted development

L. Development consisting of a change of use of a building—

(a) from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;

(b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

Development not permitted

L.1 Development is not permitted by Class L if it would result in the use—

(a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule;
or

(b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

Justification

- 10 Terringes Avenue currently provides 4 bedrooms, a study, a separate lounge and an open plan kitchen / dining living areased as residential (C3).
- The property is a semi-detached residential dwelling, classed as C3, and has Permitted Development rights.
- There is no Article 4 Direction in the area.
- A House of Multiple Occupation (HMO) or C4 allows up to 6 people to share a house without planning consent.
- The property will house up to a maximum of 6 people at all times and will include 6 single bedrooms on 3 floors. Each floor will include a bathroom as shown on the proposed plans. The open plan kitchen / dining / living area of the rear of the property will be a shared communal area.
- There is a need for HMO's is the area.
- The property is close to public transport. Bus routes serve the area, and 2 train stations are close by.
- A cycle stand will be located in the rear garden.