Expiry Date - 28/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0129/24 Recommendation – APPROVE

Site: 52 Ashdown Road Worthing West Sussex BN11 1DE

Proposal: Change of use from small house in multiple occupation (C4) to a large house in multiple occupation (sui generis).

Site visit: 22/03/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site relates to 52 Ashdown Road on the eastern side of Ashdown Road. The properties comprise of terraces and a number of them have been converted into HMO's and flats. The application site contains a two-storey mid-terrace building. There is no off street parking in the road or those adjoining, however there is permitted parking available. The site is located approximately 550m from Worthing Train Station and on the edge of the town centre.

The site has undergone a number of alterations from its original footprint and layout. To the rear there is a small garden characteristic of the area with a public access to the rear. Access to the rear can be achieved via an alley to the side of No.56.

Proposal

The application relates to the change of use of the current HMO (Use Class C4) to a large HMO (Sui Generis). The change is required due to the increase of one bedroom taking the property form a 6 bedroom HMO to a 7 Bedroom Large HMO.

In order to achieve this there is no requirement for external alterations or extensions. The changes are all internal with a dining room being converted to a further bedroom and the installation of an en-suite. The en-suite will take a small amount of space out of the kitchen and communal area.

Relevant site history

AWDM/1249/23 - Application for Lawful Development Certificate for proposed single storey rear extension, rooms in the roof consisting of L-shaped dormer to main roof and outrigger roofs and front roof light. Granted 23/10/2023.

Consultations

Expiry Date - 28/03/2024

Environmental Health – No comments

Private Sector Housing –

No objection on PSH grounds.

Following a site inspection it was identified that the plans submitted are not accurate, with shower rooms located and positioned differently from those shown, and the second floor front bedroom is larger than drawn. These matters do not negatively impact the suitability of the property for use as an HMO.

The property will be subject to mandatory HMO licensing requirements, and the manager will be obliged to comply with the Management of Houses in Multiple Occupation (England) Regulations 2006.

Representations
None

Relevant Planning Policies

National Planning Policy Framework (2023)
National Planning Practice Guidance

Worthing Local Plan: DM1, DM2, DM5, DM15

SPD 'Space Standards' (WBC 2012)
SPD 'Guide to Residential Development' (WBC 2013)
WSCC Guidance on Parking for New Development (2020)

Planning Assessment

Principle of development

Policy DM1 of the Worthing Local Plan outlines that there should be the provision of communal living space, cooking and bathroom facilities within HMOs. Within the property there are a number of en-suite bathroom facilities demonstrated with each room having their own private bathroom. As such it is considered that this aspect of the policy is met. Due to the loss of the dining room there will be an impact on the communal living arrangements for the current residents. However, in this instance it is considered that this would not be demonstrable to the application due to the large sized kitchen which would have space for dining. As such on balance it is considered that the proposed HMO would be policy compliant.

Residential amenity

The change of use to a large HMO would increase the potential number of residents from 6 to 7 changing the use from a small HMO (C4) to a Large HMO (Sui Generous). Due to the increase in numbers there would be a small increase in the intensification of the site. However this is considered to be minor in nature.

Due to the nature of the internal alteration there would not be any change in the relationship with the neighbouring properties with the windows and doors. As such it is not considered that there would be any demonstrable impact on the neighbouring properties through overlooking, overbearing or overshadowing.

Standard of accommodation

The Private Sector Housing team has confirmed that the existing property holds a licence for a 6 bedroom 6 person HMO which would be varied to allow a maximum of 7 occupants. Kitchen facilities have also been confirmed to be sufficient to serve an additional occupant. Room sizes would be adequate for single occupancy and the applicant has indicated agreement to a condition limiting the number of occupants to 7 people. On this basis the standard of accommodation for occupiers of the HMO is considered acceptable.

Design and impact on visual amenity

The change of use to a 7 person HMO would not cause any significant harm to visual amenity. No external alterations are proposed to the building.

Parking and access

The site can be considered sustainable to the extent that it lies at the edge of the town centre boundary with good access to public transport connections and local amenities and services. No on-site parking is available for the current or proposed use but given the sustainable location future occupants need not be reliant on the private car. There are a significant number of differing forms of public transport available with the train station 550m away and the nearest bus stop located 200m away on Chapel Road.

Recommendation

APPROVE subject to Conditions:-

1. Drawing numbers
2. Standard time limit
3. Use as 7 bed HMO with number of occupants limited to 7 people

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 11/04/2024

Expiry Date - 28/03/2024

Authorised by: Louise Prew Date: 12/04/2024