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Planning Statement for Change of Use from Residential (C3) to House in Multiple Occupation (C4)

Site Address: 17 Franklin Road, Worthing, BN13 2PG
Date: 11th December 2024

Introduction

This Planning Statement has been prepared to support a change of use application for 17 Franklin Road, Worthing, BN13 2PG, from Residential (Use Class C3) to House in Multiple Occupation (Use Class C4) to accommodate six single-occupancy bedrooms. The proposal falls under Permitted Development Rights for changes between C3 and C4 classifications, as permitted by national planning regulations.

The proposed HMO complies with space standards, safety requirements, and local policies, providing a well-designed housing solution that meets the needs of single occupants within the Worthing area.

Site Context and Proposal

The property is a storey semi-detached house located in a predominantly residential area within Worthing. The site benefits from excellent transport links, access to local amenities, and proximity to key services, making it a suitable location for shared living accommodation.

The proposed change of use will convert the property into a six-bedroom HMO for single occupants, ensuring compliance with all relevant housing standards. Internal alterations will be made to optimise space and functionality, with no changes to the property's external appearance.

Compliance with Local and National Policies National Planning Policy Framework (NPPF)

The NPPF supports the efficient use of existing housing stock and encourages housing diversity to meet a range of needs. This proposal aligns with these objectives by increasing the availability of affordable, shared accommodation for single individuals in Worthing.

Worthing Borough Council Local Policies

The proposed change of use complies with Worthing Borough Council's local policies on housing provision and maintaining community balance. By adhering to HMO standards and planning guidelines, the proposal ensures a positive contribution to the local housing market while respecting the residential character of the area.

Permitted Development Rights

Under Permitted Development Rights, a change of use from C3 (Residential) to C4 (HMO) for up to six residents does not require full planning permission unless an Article 4 direction is in place. Based on current information, no Article 4 restrictions apply to Franklin Road, and the change of use is therefore permissible.

Compliance with HMO Standards Space Standards

The proposal meets or exceeds national and local space requirements:

- Each of the six bedrooms meets the minimum size of 6.51 sqm for single occupancy.
- Communal areas, including the kitchen and lounge area are designed to accommodate six occupants comfortably.
- Bathroom facilities meets the required standards as each bedroom have their own ensuite to use.

Amenity Standards

- **Natural Light and Ventilation:** Adequate natural light and ventilation will be provided for all bedrooms and communal areas.
- **Waste Management:** Waste and recycling facilities will comply with local council requirements to ensure efficient and hygienic management.

Safety Standards

The property will fully comply with fire safety and building regulations, including:

- Installation of fire doors and smoke alarms in all habitable rooms.
- Provision of a protected escape route in line with Approved Document B of the Building Regulations.
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Impact Assessment

Character of the Area

The proposed change of use will have minimal impact on the character of the area. The external appearance of the property will remain unchanged, ensuring it continues to blend harmoniously with its surroundings.

Neighbouring Amenity

Measures will be taken to minimise potential impacts on neighbouring properties, including soundproofing and effective waste management to address noise and refuse concerns.

Justification of the Proposal

The conversion of 17 Franklin Road into a six-bedroom HMO addresses the growing demand for affordable, high-quality shared accommodation in Worthing. The location and design of the property make it an ideal candidate for HMO use, and the proposal adheres to both local and national standards.

By utilising Permitted Development Rights, the application ensures that the change of use complies with all relevant planning policies and provides a much-needed housing solution for the local community.

Conclusion

In summary, the proposed change of use from Residential (C3) to HMO (C4) for 17 Franklin Road, Worthing, BN13 2PG, complies with Permitted Development Rights, national policies, and Worthing Borough Council guidelines. The property meets all required space, safety, and amenity standards, ensuring it contributes positively to the local housing market while respecting the character of the area.