

Architectural Project Planning and Management

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Design and Access Statement

1 No 114 Teign Bank Road, Hinckley, LE10 0EE

1.1 The property comprises a two-story pre-war detached house set in its own grounds in North Hinckley. A detailed set of survey drawings is attached to the application (drawings numbered 1457/1 to 1457/4). Since May 2022 the house has been used as a House in Multiple Occupation for 6 residents, the conversion into an HMO for six persons being a permitted change of use from Use Class 3(a) to Use Class C4. The existing HMO is currently registered with Hinckley and Bosworth Borough Council, and naturally the larger HMO, if permitted, will also be submitted for registration. as required by The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licenses) (England) Regulations 2018. This ensures that HMO are properly managed to the standards set by the Council.

1.2 This planning application seeks permission to convert the house into a High-End Shared Living Unit (in Planning terms a House in Multiple Occupation, Sui Generis) for 8 residents. This layout and proposed elevations are detailed on the submitted drawings numbered 1457/10 to 14/14. The standard of accommodation required for shared living is proposed by the applicants to be very high with each unit having its own luxurious en-suite shower room, except Rooms 5 which has use of a large communal shower room. The property is provided with high quality shared amenities for the residents, including a well equipped shared kitchen and living room, high speed broadband, communal heating and hot water, laundry, communal TV with all maintenance and cleaning included in the rental charge. There is a high demand for top end shared living accommodation of this type and it provides flexible options for young professionals with disposable incomes who appreciate the ability to enjoy comfortable accommodation with the ease of short term lets. They find it a cost effective and sociable way to live compared to renting a house or flat alone, which usually works out costing much more.

1.3 The community feel of shared living accommodation is also appealing as newcomers can quickly assimilate into the area through contact with housemates. This accommodation would also appeal to students and people from outside the area studying or taking short term work. It is not intended for long term residents. It adds another important level of housing options to the community and provides inclusiveness and sustainability for those needing economic yet comfortable, short-term housing.

The applicants are members of one of the UK's largest HMO franchises, Platinum Property Partners <https://platinumpropertypartners.co.uk/>. A review of this website will illustrate the aims and ethos of franchisees. The applicants currently own and run three other licensed HMOs and manage a further one, soon to be two, HMO's.

1.4 No 114 Teign Bank Road has been operated successfully and without incident since May 2022 which provides evidence that this type of use is not detrimental to the neighborhood. The property has a very high occupancy rate and approval of this planning application will help contribute to satisfying the demand for this modern way of living.



Internal images of 114 Teign Bank Rd



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1.5 Being ideally situated within a kilometer of Hinckley's town center with easy access to the bus and the train station, shops and entertainment venues is an essential component of shared living accommodation which this project achieves. Local businesses will also benefit from this development as the 8 residents will be highly likely to use their facilities and services: a welcomed economic benefit to the town.

1.6 The project will be licensed as a House in Multiple Occupation with the council and will therefore need to meet the council's standards with regard to room sizes, facilities and fire precautions. The submitted drawings meet, indeed exceed, these standards.

1.7 In order to develop this project certain minor alterations to the external appearance are necessary, as detailed on the application drawings.



114 Teign Bank Road

2 Relevant Policies

2.1 Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the adopted SADMP set out a presumption in favour of sustainable development, and states that development proposals that accord with the Development Plan should be approved unless other material considerations indicate otherwise.

Paragraph 2 of the National Planning Policy Framework (NPPF) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The current Development Plan consists of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.

The application site lies within the settlement boundary of Hinckley, and therefore the development is supported in principle by Policy 1 of the adopted Core Strategy, and Policy DM1 of the SADMP, subject to compliance with other policies within the Development Plan, National Planning Policy, and satisfying all other material planning conditions.

3 Design and Impact upon the Character of the Area

3.1 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and

architectural features. Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

3.2 The property is currently licensed as a 6 room House in Multiple Occupation (HMO) and is occupied by 6 people. The development proposed increases the capacity of the property to 8 people. Therefore, a sui generis use is proposed rather than Use Class 4. However, no extensions to the footprint of the dwelling are proposed within this scheme and the proposals are not considered to have a significant increased adverse impact on the character of the surrounding area, in particular, regard should be given to the fact that no issues have arisen since the current use as an HMO began in May 2022.

3.3 The applicant therefore considers that the proposal respects the character of the existing dwelling and the surrounding area in accordance with Policy 1 of the adopted Core Strategy, Policy DM10 of the SADMP, and the Good Design Guide.

4 Impact upon Residential Amenity

4.1 Policy DM10 (a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

4.2 The proposed use is just a small incremental increase of two persons (8 residents total) currently permissible by the Class C4 use. The use of the property as a Class C3(a) dwelling house, with its four double bedrooms could also result in 8 residents, so arguably there is no increase in the potential number of residents able to live in the property if this application is approved and thus the impact on nearby residents is negligible.

4.3 Policy DM18 of the SADMP seeks to ensure parking provision is appropriate to the type and location of the development. Policy DM10 (g) states that where parking is to be provided, charging points for electric or low emission vehicles should be included, where feasible.

4.4 Car parking is proposed to be made available to the rear of the property where 4 parking spaces would be served by extending an existing driveway. There is sufficient space, served by another existing vehicular pavement crossing, for a further car (or two mini cars) on the front forecourt. A secure cycle store is also proposed (See proposed site plan).

4.5 Paragraph 185 of the NPPF states that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Development should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development, and avoid noise giving rise to significant adverse impacts on health and the quality of life.

4.6 The nature of the proposed use is residential, as it is at present, and does not increase the potential number of residents as discussed in Paragraph 4.2 above. The additional off street car parking proposed will provide additional on-street spaces for neighbours to use, which mitigates the impact of the proposals. The location of the property is ideal for future residents as set out in

paragraph 1.5 above.

4.7 The Good Design Guide SPD outlines that development will need to provide high quality internal amenity space as this is critical to the quality of life of residents. Proposals should demonstrate there will not be a loss of amenity to a habitable room by loss of light or outlook. The SPD states that habitable rooms include living rooms, bedrooms and kitchens. The National Design Guide also promotes a healthy, comfortable and safe internal and external environment.

4.8 Examination of the application drawings demonstrated that each residential room is a substantial size, exceeding the requirements set out in the Council's HMO licensing rules. The 8 letting rooms proposed also have 8 shower rooms and floor areas of the communal living rooms and the kitchen, again exceeding the HMO requirements. This is evidence that this HMO is to be built to a very high standard as set out in paragraph 1.2. The property has a substantial, well-maintained rear garden with future maintenance included as part of the rent, providing a very pleasant external environment.

4.9 The proposals, as demonstrated above, fully comply with the council's planning policies and HMO requirements. The provision of this type of top end communal living style adds new and further choices for the community. The council is urged to approve this planning application.

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