

From: public.access@hinckley-bosworth.gov.uk
Sent: 25 May 2023 13:35
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00210/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 25/05/2023 1:34 PM from Mr Steven Connor (steven.connor@hinckley-bosworth.gov.uk) on behalf of HBBC Private Sector Housing.

Application Summary

Reference:	23/00210/FUL
Address:	22 Wood Street Earl Shilton Leicester Leicestershire LE9 7ND
Proposal:	Proposed conversion of a bank to a retail shop and HMO, including alterations to the property.
Case Officer:	Mohammad Islam

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Comments Details

Comments:	The first floor accommodation proposed appears to be a self-contained flat as opposed to an HMO.
	Should the proposed development only accommodate a maximum of 2 persons (one person in each of the bedrooms provided) it shall be a flat share rather than an HMO. Should 3 or 4 occupiers be proposed (i.e. a maximum of 1 couple in each of the bedrooms) it would be a small HMO not requiring licensing. The layout would be regarded as acceptable in any of these uses.
	To the proposed ground floor self-contained flat, the window to the bedroom shall need to act as a fire escape due to the room being an inner-inner room off the kitchen and lounge.

Kind regards