

71A Hoyland Road S74 0LT

Planning permission for use as an HMO

Planning Statement

The house has been in use as a 3 bedroom HMO from May 2017. There was a period between April 2020 and May 2024 when the house was mostly only occupied by 2 single adults not of the same household.

The house was in use as an HMO prior to the Article 4 direction. The house had previously been my own home for many years and was on the market as a single family home for several months before a tenant was found. Regrettably the family had to be evicted with a court order due to non-payment of rent.

As far as I am able to determine the house has for its history been occupied by the owners and managers of the adjoining chip shop, which is how I occupied the house.

The shop is now on a separate lease.

The yard is shared with three other commercial occupants and there is no exclusive, private or secure external yard or area for use with the house. This restricts its attractiveness for single family use.

The house is well situated near several distribution depots from which the tenants seem to be exclusively drawn from.

It is particularly well suited for use as an HMO due to its large individual bedrooms.

The house was converted in 2016 and has and electrical periodic certificates, above minimum requirement fire safety standards, regular inspections, and timely repairs and maintenance.

I have previously been informed that the property is "suis generis" but I do not know how this impacts this planning submission.