



DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement supports the application for the continued use of the property as a House in Multiple Occupation (HMO) for a reduced number of occupants. The proposal does not include any external alterations to the building. It seeks to retain the established residential use while improving the internal layout to provide enhanced living conditions, including the introduction of a dedicated communal lounge.

The property benefits from an existing HMO licence issued by the Local Authority, confirming that the dwelling is capable of being managed as shared accommodation in accordance with the Housing Act 2004 and associated regulatory standards. The current proposal builds upon this established use and incorporates design amendments intended to improve internal amenity and compliance with relevant planning policy.

Use

The property is in established residential use as an HMO and will continue to operate as shared accommodation, albeit with a reduced number of occupants compared to the previously refused scheme. The revised proposal does not intensify the use of the property but instead seeks to improve the quality of accommodation provided.

The continued use of the property as an HMO contributes to meeting local housing needs by providing appropriately managed shared accommodation for individuals who require affordable housing options within the borough. The use remains subject to the existing regulatory framework governing HMOs, ensuring appropriate standards of management, safety, and habitability are maintained.

Amount

No increase in the overall scale of the property or its built form is proposed. The revised scheme provides accommodation for a reduced number of occupiers compared to the previously refused proposal.

This reduction in occupancy ensures a lower level of pressure on internal facilities and represents a qualitative improvement in living conditions rather than any intensification of use. The dwelling continues to utilise the existing building efficiently without the need for extensions or alterations to its footprint.

Layout

The internal layout has been revised to address previously identified concerns regarding residential amenity. The most significant change is the removal of a previously proposed ground floor bedroom, which has been replaced with a dedicated communal lounge.



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This improvement ensures that all residents have access to a clearly defined shared living space in addition to kitchen and bathroom facilities, addressing the previous concern that occupants would otherwise rely on bedrooms for day-to-day living. The revised arrangement achieves a more appropriate balance between private and communal space.

Bedroom provision has been rationalised to reflect the reduced occupancy, ensuring each room is appropriately sized and served by adequate communal facilities.

Externally, there are no changes to the layout of the site, including access, parking, or garden areas.

Scale

The scale, massing, and height of the property remain unchanged. No extensions or external alterations are proposed.

The building continues to sit comfortably within its residential context, and the revised use does not alter the physical relationship between the property and surrounding dwellings. The reduced occupancy level also ensures that the intensity of use is moderated without any change to built form.

Appearance

No external alterations are proposed, and the architectural character of the building is fully retained. The property continues to read as a traditional residential dwelling, consistent with the surrounding streetscape.

The retention of the existing external appearance ensures that there is no adverse impact on visual amenity, and the character of the area remains unchanged.

Landscaping

Existing garden and external amenity areas are retained in their entirety. No additional hardstanding, boundary alterations, or external works are proposed.

The garden continues to provide usable outdoor amenity space for residents, complementing the improved internal communal facilities.

Access

Access arrangements remain unchanged. The existing vehicular and pedestrian access continues to provide safe and convenient entry to the site.

Off-street parking provision is retained and is considered appropriate in the context of the reduced occupancy level. The site remains well located in relation to public transport and local services, supporting sustainable travel choices and reducing reliance on private vehicles.

Internal circulation has been reviewed and improved to ensure safe movement throughout the property, including compliance with fire safety and emergency escape requirements.



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Conclusion

The proposal seeks the continued use of the property as an HMO at a reduced occupancy level, supported by significant internal improvements including the introduction of a dedicated communal lounge. These changes directly address previous concerns regarding internal living conditions and represent a clear enhancement of residential amenity.

The scheme involves no external alterations and therefore preserves the character, scale, and appearance of the property and wider streetscene. Parking provision and access arrangements remain appropriate, and the use continues to operate within a sustainable residential context.

Overall, the revised proposal delivers a higher quality form of shared accommodation and is fully compliant with relevant Local Plan policies, including Policy H9 and Policy D1, as well as the objectives of the Residential Design Guide in relation to internal living standards.