

Friday 23 February 2024

Planning Statement on Change of Use of first and second floors from C4 House of Multiple Occupation to 10 HMO Sui Generis

Project Ref: 16 Crackenedge Lane, Dewsbury WF13 1PU

1.00 Introduction

1.01 This statement has been prepared in support of a planning application for change of use from C4 House of Multiple Occupation to 10 HMOs Sui Generis

1.02 Planning Permission was granted on 5 October 2018 for 'Change of use of first and second floor storage area (B8) to House of Multiple Occupation (C4), and was since implemented and completed.

1.03 Kirklees Council's Housing Compliance Team has stated that HMOs in excess of 6 bedrooms require 'Sui Generis' permission, hence the need for this application.

1.04 The policies which formed the basis of the favourable assessment of the previous application are applicable to this, and therefore determination should be consistent with the previous assessment.

2.00 Conclusion

2.01 Given the nature of the application as a formality to satisfy the Council's Housing Compliance Team's requirements, and that no material planning reason exists for the application to not be supported, I trust that the application will be determined favourably.

Yours sincerely



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