

Application Site

The property forms part of a long terrace property on Upper George Street. It is a 9-bed single-let property that has been extended with a 3 meter extension under permitted development rights. It has a basement, upper floors, built with stone, natural slate roof, white uPVC windows and similarly timber panelled doors, and set back from the public highway.

The site is within the Springwood conservation area with nearby Grade II listed buildings.

The surrounding is predominantly residential with similarly designed terrace properties within the settlement boundary of Newsome Ward. The property is within good walking distance to bus stops. The surrounding area is semi-detached properties with similar design, scale and style.



Justification Statement

The following is a comprehensive justification for the proposed change of use from a family home to a large House in Multiple Occupation (HMO) at 37 Upper George St, HD1 4AW. This proposal involves a change of use from a family home C3 to sui generis use class to accommodate 11 bedrooms, responding to the unique housing needs of the community and optimizing the use of the available space.

1. **Demand for Student and Professional Housing:** The proximity of the property to the University has led to a significant demand for quality housing among students and professionals. The proposed HMO aims to address this demand effectively.
2. **Addressing Housing Shortage:** The city currently faces a shortage of suitable housing options for students and professionals. This conversion project is aligned with the city's goals to provide more housing choices and alleviate the existing shortage.
3. **Optimizing Existing Space:** The size of the house renders it less suitable for modern family living. By converting it into an HMO, we are optimizing the existing space to better suit the needs of students and professionals, contributing to efficient land use.
4. **Adapting to Changing Living Trends:** Acknowledging the trend of young individuals moving out of their family homes at an early age, the proposed HMO aligns with evolving living patterns and offers suitable accommodation options.
5. **Economic Contribution:** The project will bring economic benefits to the local community, including job creation during the renovation process and ongoing employment opportunities related to property management.
6. **Preservation of Architectural Integrity:** We are committed to preserving the architectural integrity of the existing structure throughout the conversion process, ensuring that the proposed changes complement the aesthetics of the neighborhood.
7. **Compliance with Local Zoning Regulations:** The design and use of the property fully comply with all relevant local zoning regulations and guidelines, underscoring our commitment to responsible and lawful development.
8. **Community Impact:** The HMO is expected to have a positive impact on the local community, potentially enhancing property values and contributing to the overall rejuvenation of the neighborhood.

Design and Access

There will be no material change to the external appearance of the building to its accessibility.

The internal arrangements are designed to meet the nationally agreed space standards in every respect.

Heritage

The property is not a designated nor undesignated asset and of itself is of little or no heritage significance.

The site is within the conservation area; there will be no material change to the contribution that the building next to the character and appearance of the area there will be no harm to significance.

Nearby heritage assets will remain unaffected.

Planning Statement (Issues and Solutions)

1. Anti-social behaviour, noise, and nuisance:

Our planning strategy prioritizes the creation of a harmonious living environment within the HMO and its surrounding community. To address concerns regarding anti-social behaviour, noise, and nuisance, strict guidelines will be implemented and enforced. This includes setting clear rules and expectations for tenants, such as noise curfews and respectful behaviour towards neighbours. Regular monitoring and management of tenant conduct will be conducted to ensure compliance.

Additionally, proactive engagement with local authorities and community policing initiatives will be pursued to address any issues promptly and effectively.

2. Imbalanced and unsustainable communities:

We recognize the importance of fostering balanced and sustainable communities within residential areas. Our planning approach involves conducting thorough assessments of the existing community dynamics to ensure that the introduction of an HMO with 11 bedrooms does not lead to imbalance or unsustainability. This includes considering factors such as housing diversity, socio-economic impacts, and community infrastructure. Measures will be implemented to promote integration and social cohesion, such as encouraging tenant participation in community events and supporting local initiatives that enhance community well-being.

3. Negative impacts on the physical environment and streetscape:

Our aim is to preserve the visual appeal and environmental quality of the area. Our design will focus on blending in with the existing architecture, incorporating green spaces, and minimizing visual disruption. These measures aim to enhance the area's overall appearance while minimizing any adverse impacts.

4. Pressures upon parking provision:

To mitigate potential parking pressures, our planning proposal includes several measures to accommodate the needs of residents and minimize on-street parking congestion. The development incorporates onsite bike storage facilities to encourage tenants to use bicycles as a sustainable mode of transportation, reducing the demand for parking spaces. Additionally, tenants will have the option to utilize the paid car park available at the bottom of the road, ensuring convenient access to parking spaces while minimizing disruptions to the surrounding area. These provisions aim to promote alternative transportation options and alleviate parking pressures, contributing to a more balanced and sustainable living environment within the community.