

ACCESS STATEMENT

3 Crawshaw Street
Dewsbury
WF13 3ER

Introduction

This is an application for lawful development certificate at No. 3 Crawshaw street, Dewsbury, WF13 3ER. For evidence, that this property has been used for HMO, for the past 12 years, have been provided.

History of property

The property is an end terraced property that was converted in 2012 to HMO (House in multiple occupation for 7 bedrooms).

History and description

Before the property was converted into a H.M O the property was a dwelling for family residents. This can be verified with the enclosed information.

The property on the ground floor had a living room, kitchen/diner and a w/c.

The 1st and 2nd floor had 5 bedrooms altogether, 2 bathrooms and a lounge.

The property was converted into a 7 bedrooms with a kitchen/diner and three shower rooms. In 2016, there was a licence acquired for this property to be used for HMOs

Conclusion

The applicant is seeking to purchase the property. As this is necessary. The lenders have requested confirmation from Kirklees council for a lawful development certificate to provide evidence that the property does not require full planning permission as it has been a H.M.O for more than ten years.