

## Houses in Multiple Occupation (HMOs)

- 8.47 The provision of good quality HMOs can help in providing accommodation to meet local housing needs. This policy seeks to ensure that where HMOs are delivered they provide suitable levels of amenity for new and existing residents and that an over-concentration of HMO's in a particular location is avoided.

### Policy H7 - Houses in Multiple Occupation (HMOs)

Proposals for new HMOs, either conversions or new-build, will only be permitted where it can be demonstrated that:

- a. The proposal would not have a significant adverse impact upon the character of the surrounding area and the amenity of residents in any neighbouring properties by reason of noise, visual intrusion or loss of privacy;
- b. The proposal would provide adequate outdoor amenity space and bin storage areas;
- c. The proposal would make suitable, safe and convenient arrangements for access, parking and servicing; and
- d. The proposal would not result in an unacceptable concentration of HMOs in the area. Proposals which would result in more than 10% of properties (residential and commercial) being classed as HMOs within a 50m radius of the application property will not be considered acceptable.

### Places for Everyone Links:

Policy JP- H3 Type, Size and Design of New Housing

### Reasoned Justification

- 8.48 HMOs can provide a cost-effective form of accommodation and contribute to meeting housing needs. However, such uses require careful control to ensure they do not compromise the residential amenity of the neighbourhood or the amenity of individual dwellings.
- 8.49 It is also important to ensure the HMOs provide suitable living standards for future occupants. This will include having regard to the Council's HMO licensing requirements, internal layout of the property, as well as the appropriate provision of outdoor amenity space. Planning applications for Houses in Multiple Occupation (HMOs) will also be required to make provision for new or enhanced open space, sport and recreation to meet the needs of the prospective residents in accordance with the standards set out in policy PE10, as well as the general development requirements in policy DM1.
- 8.50 It is important to note that HMOs may not always require planning permission for conversion from a single dwelling, because they may be subject to permitted development rights, or the proposed use may be judged not to be materially different from the existing use. It will not be possible to apply this policy in such situations. If there is evidence that such changes of use are having a significant negative impact on the character of residential neighbourhoods then the Council will seek to introduce an

Article 4 Direction covering part, or all, of the Borough to remove the relevant permitted development rights. If an Article 4 Direction is introduced, then this policy would apply to all applications relating to the creation of HMOs within the area covered by the Direction.