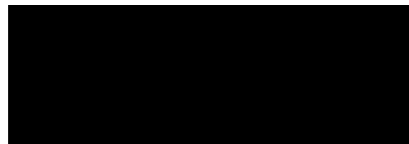




Applications & Appeals Services

PLANNING STATEMENT

Class L – Conversion of dwelling to small HMO



APPLICANTS: Mr & Mrs A Sayers

OCTOBER 2019

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1.0 INTRODUCTION

- 1.1 This application is submitted under the provisions of Section 192 of the Town and Country Planning Act 1990 (as amended) which entitles a person to ascertain whether a proposed use (or development) would be lawful and in this case, that it would comprise 'permitted development' not requiring planning permission.
- 1.2 The proposal is for the conversion of 4 Sturges Road from a dwelling (Class C3) to a small House in Multiple Occupation (HMO) (Class C4) under the provisions of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class L sets out that the change of use of dwellings (Class C3) to a HMO (Class C4) is 'permitted development', not requiring planning permission, subject to criteria.
- 1.3 This Planning Statement assesses the proposal against the relevant provisions of Class L and confirms that planning permission is not required for the proposed change of use.

2.0 THE SITE

- 2.1 The application site comprises 4 Sturges Road, a two-storey end of terrace dwelling with additional living space within the roof. The dwelling comprises a kitchen, living room, dining room, five bedrooms and a bathroom. The dwelling has a rear garden but no private parking (parking is available along Sturges Road on an unrestricted basis).
- 2.2 4 Sturges Road is located within the town of Bognor Regis. Sturges Road is a residential street which comprises dwellings and flats of varying ages including Victorian properties and more modern properties. The property is located approximately 400m from the centre of Bognor Regis and approximately 200m from Bognor Regis train station.

2.3 The following are photographs 4 Sturges Road:



3.0 DETAILS OF THE PROPOSAL

- 3.1 It is proposed under Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to convert 4 Sturges Road from a single dwellinghouse to a small HMO for between 3-6 unrelated persons. The following plan extracts confirm the site's location and the existing and proposed floor layouts. No external changes are proposed to the property.

4.0 ASSESSMENT UNDER CLASS L OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

- 4.1 Class L specifically states that the following is 'Permitted Development':

L. Development consisting a change of use of a building –

- (a) from use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;**
- (b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.**

- 4.2 The Town and Country Planning (Use Classes) Order 1987 (as amended) describes Class C4 (Small Houses in Multiple Occupation) as follows:

'Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'.

- 4.3 The proposal is for the change of use of the dwelling (Class C3) to a small HMO falling within Class C4 of the Use Class Order as shown on the submitted drawings. The occupiers of the small HMO will be unrelated and they will share basic amenities including a bathroom and kitchen. The proposal is therefore expressly permitted by Class L (b).

L.1 Development is not permitted by Class L if it would result in the use –

- (a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or**
- (b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.**

4.4 The proposed change of use will not result in the use as two or more dwellinghouses falling within Class C4. The proposal relates to the proposed change of use of one dwelling only. There is as such no conflict with criterion L.1 (b).

4.5 The above confirms that the proposed change of use of 4 Sturges Road to a small HMO is covered by the permitted development right set out within Class L or the GPDO and as such planning permission is not required for the proposal.

5.0 CONCLUSIONS

5.1 This Statement sets out that the proposed change of use of 4 Sturges Road from a single dwelling falling within Class C3 of the Use Class Order to a small HMO falling within Class C4 of the Use Class Order is permitted development under the provisions of Class L of the GPDO and therefore planning permission is not required.