

Report of the Chief Executive

UPDATE IN RELATION TO THE HMO SUPPLEMENTARY PLANNING DOCUMENT TO SUPPORT THE UPCOMING ARTICLE 4 DIRECTION1 Purpose of report

To seek approval in relation to the general contents of the draft Supplementary Planning Document (SPD) in order to proceed to consultation.

2. Background

The Council has recently made what is known as a 'direction' regarding Houses in Multiple Occupation (HMOs) in parts of Beeston and Beeston Rylands.

Currently, planning permission is not needed to change the use of a dwelling house to a HMO with 3-6 residents. The effect of the direction will be that, within the specified area, planning permission will be needed for this change of use.

The Planning Policy team have prepared a draft SPD which will provide guidance to both those making applications to inform them about the Council's requirements, as well as to Planning Officers to aid their assessment of such applications within the Article 4 Area.

The Council's Licensing department, Councillor P Lally, Councillor L A Lally, Councillors S J Carr and Councillor B C Carr have provided feedback on the draft which has been considered by the Planning Policy team.

The draft SPD includes guidance on managing the concentration of HMOs through measures such as preventing 'sandwiching' and 'clustering', to be achieved through a radius approach. It also provides information on features such as potential sound reduction measures in addition to further guidance on living space and layout and access, parking and cycle storage.

3. Details

A summary of the key pieces of guidance is in appendix 1 and the full document is included in appendix 2.

4. Financial implications

There would not be any immediate financial implications to the Council.

Recommendation

The Committee is asked to RESOLVE that the draft SPD (with minor additions/alterations, as detailed below) proceed to public consultation.

Background papers

Nil.