

APPENDIX 1

Table showing key guidance proposed within SPD.

Topic	Guidance within SPD
Clustering	<p>Proposals for the development of houses in multiple occupation will not be granted planning permission where the development would result in:</p> <ul style="list-style-type: none"> • more than 3 known consecutive HMOs on the same street, or adjoining street (in the event of an application property being situated on a corner plot); or • more than 2 known consecutive HMOs positioned opposite to 2 or more known consecutive HMO properties.
Sandwiching	<p>Proposals for the development of houses in multiple occupation, will not be granted planning permission where the development would result in:</p> <ul style="list-style-type: none"> • A standard dwelling being positioned in-between two known houses in multiple occupancy either adjacently or to the front and rear.
Radius approach	<p>The radius will be measured in a straight-line distance from the mid-point of the front elevation of the subject property. If any part of a property boundary falls within the radius, that property will be included in the calculations.</p> <p>Proposals for the development of houses in multiple occupation, will not</p>

Topic	Guidance within SPD
	<p>be granted planning permission where the development would result in:</p> <ul style="list-style-type: none"> • The total number of known HMO properties exceeding 25% relative to the total number of properties within a 100m radius of the application property.
Sound Reduction	<p>Proposals for the development of houses in multiple occupation would be encouraged to include sound reduction measures. These could include:</p> <ul style="list-style-type: none"> • Use of soft-closers on both internal and external doors; • Sound-deadening material on stair treads; • Sound insulation in partitions, floors and party walls; • Location/design of bathroom sanitary ware to avoid noise transmission through party walls; • Plan layouts that avoid positioning of communal rooms opposite bedrooms in adjoining properties.
Parking	<p>Proposals for the development of houses in multiple occupation will only be granted planning permission where the development would provide:</p> <ul style="list-style-type: none"> • 0.5 car-parking spaces per bedroom. <p>Where possible, it would be encouraged for this to be provided off-</p>

Topic	Guidance within SPD
	<p>street within the curtilage of the property and with due regard to any impact on the street scene and character of the area, for example, the excessive 'concreting over' of gardens would be discouraged. It would also be favourable for on-site parking to be independently accessible from the application property, and for spaces which are directly accessed from the highway to have an appropriate dropped kerb crossover.</p>
Cycle Storage	<p>Proposals for the development of houses in multiple occupation will only be granted planning permission where the development would provide:</p> <ul style="list-style-type: none"> • Safe access and secure storage for bicycles. <p>If it is not possible or appropriate to provide cycle storage internally, external storage in a secure locker or shed (located to the rear of the property) may be acceptable, having regard to access, space and the visual amenity and character of the area.</p>
Bin Storage and Waste	<p>HMO proposals, in line with the National Planning Policy for Waste (NPPW), should make sufficient provision for waste management and this should:</p> <ul style="list-style-type: none"> • Promote good design to secure the integration of waste management facilities through providing sufficient, discrete and unobtrusive bin storage to facilitate a frequent household

Topic	Guidance within SPD
	collection service. These should be readily available to residents and collectors.