

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00856/FUL
LOCATION:	Scrivens Opticians, 44 High Road, Beeston, Nottinghamshire, NG9 2JP
PROPOSAL:	Construct single storey extension and replace shelter over external stair and change of use from Commercial (Class E) to Class C4 (HMO) for first and second floors

APPEAL ALLOWED

The application was approved under delegated powers 15 December 2021. The applicant appealed the followed condition:

- 1. The hereby permitted development shall provide residential accommodation for a maximum of three people.*

Reason: To define approved development shall provide residential accommodation for a maximum of three people.

The Inspector found that due to the location of the property in a mixed commercial and residential area, the proposal would not lead to any material noise or disturbance effects when considered against the permitted use of the property for up to three persons.

The Inspector noted that the submitted plans demonstrate that two of the bedrooms would exceed the minimum bedroom size requirement for two persons. The submitted plans demonstrate that the communal space would be able to accommodate the required facilities and would meet the requirements in the Council's HMO property standards.

The Inspector was satisfied that the removal of this condition would not unacceptably reduce the quality of space available for future occupiers.

21/00856/FUL - Site Location plan

