**Report of the Chief Executive** **APPEAL DECISION**

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| **APPLICATION NUMBER:** | **22/00582,FUL** |
| **LOCATION:** | **68 Salisbury Street, Beeston, Nottingham, NG9 2EQ** |
| **PROPOSAL:** | **Change of use from C3 to 4 bed HMO class C4** |

**APPEAL DISMISSED**

**RECOMMENDATION BY OFFICER – REFUSE**

**REASON FOR REFUSAL –**

The proposal, by virtue of the change of use into a house in multiple occupancy (C4 Use) would be unacceptable due to the significant direct and cumulative impact on the amenity of the immediate adjacent neighbouring property. The proposed change of use would result in an over-concentration of HMOs, and would have a harmful impact on the character of the area; Therefore, the application would be contrary to Broxtowe Borough Council Houses in Multiple Occupation Supplementary Planning Document (2022), Policies 8 and 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Section 12 of the NPPF (2021).

**LEVEL OF DECISION: DELEGATED**

The main issues considered by the Inspector were:

- whether the proposal would result in an over-concentration of Houses in Multiple Occupation (HMO) in the area, and if so, the effect that this would have on the character of the area, and
- the effect of the proposal on the living conditions of residents of the immediate adjacent neighbouring property.

**REASONS**

The inspector acknowledges the guidance provided by the HMO SPD to prevent the excessive concentration of HMO's. Following the SPD's indicators, the Inspector noted that the proposal would result in the site being located in a row of 4 existing HMO's, therefore the proposal would create an imbalance in the mix of residential units in the area, thereby undermining its sustainability and eroding the character of the area. The Inspector did not consider that the proposed change of use would have a harmful effect on the living conditions of the immediate adjacent neighbouring properties.

**CONCLUSION**

The Planning Inspector concluded that the development conflicts with the development plan (Policy 8 of the ACS), Policy 17 (Part 2 Local Plan) and the HMO SPD.