

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00583/FUL
LOCATION:	36 Mona Street, Beeston, NG9 2BY
PROPOSAL:	Change of use from (C3) dwelling house to house in multiple occupation (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:

- The character of the area with regards to the balance and mix of housing
- The living conditions of the occupiers of 34 Mona Street with regards to noise and disturbance.

REASONS

The inspector acknowledges the guidance provided by the HMO SPD to prevent the excessive concentration of HMO. Following the SPD’s indicators, the Inspector noted that the proposal would result in 34 Mona Street being sandwiched between two HMOs, 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 also noted that the proposed change of use would have a harmful effect on the living conditions of the occupiers of 34 Mona Street with regards to noise and disturbance.

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.