

APPLICATION NUMBER:	23/00049/FUL
LOCATION:	3 Pelham Crescent, Beeston, NG9 2ER
PROPOSAL:	Change of use from Use Class C4 to a sui generis 7 bed HMO

APPEAL ALLOWED

RECOMMENDATION BY OFFICER – REFUSE

REASON FOR REFUSAL –

The proposal, by virtue of the change of use into a 7 bed roomed house in multiple occupancy (Sui Generis Use) would be unacceptable due to the significant direct and cumulative impact on the amenity of neighbouring properties. The proposed change of use would result in an intensification of the site and further upset the residential profile in terms of character as well as having potential negative impacts upon neighbour amenity; 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 effect of the proposed development upon the character and appearance of the area, in terms of the mix and balance of housing in the area
- the effect of the living conditions of existing occupiers, by reason of noise and disturbance.

REASONS

The inspector noted that the appeal property has an established use as a 6-bed HMO and that 1no. additional bedroom would not result in the loss of a family home. Accordingly, the proposal would not affect the percentage of properties used as a HMO and would not unbalance the housing mix in the locality. The Inspector also noted that an additional bedroom would not result in a significant material increase in activity at the property.

CONCLUSION

The Planning Inspector concluded that the development would not adversely harm the character and appearance of the area, in terms of the mix and balance of housing in the area. Accordingly, the Inspector finds no conflict with Policies 8 and 10 of the ACS (2014) and Policy 17 of Broxtowe P2LP (2019).

CONDITIONS

The standard time limit and drawings.