

STATEMENT IN SUPPORT OF PLANNING APPLICATION

**6 Comet Road, Hatfield
Hertfordshire AL10 0SX**

Introduction

The above property is a 5 bedroom three-storey terraced building with a front and rear garden. The building itself was built in the 1950s with traditional building materials, and is not located in the Conservation Area. The property benefits from two off-street parking spaces at the rear.

The external feature of the house is a light sand faced brick and tile, hung to the elevations with a concrete tiled pitched roof, alongside white UPVC double-glazed windows and doors at the front and rear. We are not proposing any external changes to the property.

The house can be accessed via:

1. A front door – from a pedestrian walkway linked to Comet Road.
2. A rear door – accessible via Comet Road, next to the two parking spaces.

The disused garage has been converted into a new kitchen to accommodate eight people, under a permitted development application – No. 6/2023/1227/LAWP, which was granted on 19th July 2023.

Adjacent properties on the street and on surrounding streets are mostly three-storey HMOs.

Proposal

The 5 bed HMO house was recently purchased and the existing disused garage has now been converted to a brand new kitchen to accommodate eight people. New equipment has been installed to comply with Welwyn Hatfield Borough council standards for HMO houses. The Certificate of Lawfulness for the garage conversion to be converted into a new kitchen was obtained under application number 6/2023/1227/LAWP.

In addition, for the property to be used comfortably by eight people, the existing ground floor WC has been upgraded to a shower room with additional WC space.

Before applying for a change of licence holder, I was advised by Chloe Howard at the Private Sector Housing Team to apply for planning permission for 7 bed/8 people, prior to being issued with a new HMO licence. In response, please find the below application for your kind consideration.

I am requesting the change of use from an existing HMO for 5 bedroom with 5 persons, to 7 bedrooms with 8 persons – as one of the bedrooms will be used as double bedroom. The new layout will add two extra bedrooms to the property, as below.

Existing layout

The total gross internal floor area is 116.70 m²

Bedroom 1: Ground floor front bedroom

Bedroom 2: first floor front bedroom

Bedroom 3: First floor rear bedroom

Bedroom 4: second floor front bedroom

Bedroom 5: second floor rear bedroom

Proposed layout

Bedroom 1: Ground floor front bedroom (no change)

Bedroom 2: Ground floor existing kitchen to form a new bedroom (existing layout kitchen)

Bedroom 3, 4 & 5 : First floor to include 3 bedrooms as proposed layout, instead of existing bedrooms 2 & 3

Bedroom 6: existing bed 4 second floor front bedroom (no change to layout but to include 2 persons)

Bedroom 7: existing bedroom 5 second floor rear bedroom (no change)

Proposed changes

These proposed changes are very similar to the 7-bed HMO properties at No. 18 & No. 32 Comet Road, Hatfield - which were also converted.

1. The existing kitchen will be converted into an additional bedroom on the ground floor at the rear of the property. This existing kitchen will be a new bedroom after the current garage is converted into a brand new kitchen under certificate of lawfulness issued 19/07/2023.
2. The current first floor layout will be altered to accommodate 3 bedrooms instead of current 2 bedrooms. Existing hot water tank cupboard will now be installed on the ground floor and the unused chimney will be removed in order to carry out the new bedroom layout.
3. The current bedroom 4 (new proposed bedroom No. 6) - no layout change but to be used as a double bedroom to occupied by 2 occupiers instead of a single person. This bedroom (area 11.68 m²) is above the recommended legal bedroom size (10.22 m²) for 2 adults.
4. Existing ground floor WC will be upgraded to a shower room and an additional WC space will be created, to accommodate eight persons at this property. After the alterations there will be one bath with a WC on the second floor, one shower with a WC on the ground floor, and a separate WC on the ground floor.
5. Separate wash basins will be installed in every bedroom.

I can confirm that these changes will be inline with Welwyn Hatfield Borough Council standards for houses in multiple occupation guidelines which was issued by Welwyn Hatfield Borough Council.

Vehicular access and parking

At current, the property benefits from two off-street parking spaces at the rear, with access from Comet Road. The property is well-located: Comet Road falls on a primary bus route, and the house is only one mile away from the railway station. This means that it is easily accessible from modes of transport other than private vehicles.

This proposed development is unlikely to lead to any increase in vehicular movement, and so would have no greater impact on existing car parking. Four cycle spaces have been proposed, which will be safely secured. Further details are available on the attached drawings.

Recycling and refuse

Additional bins will be provided. Currently, the allocation is 3 bins (1 refuse bin, 1 recycle bin and 1 garden waste bin).

This will be increased to 1 extra refuse bin and 1 recycle bin making a total of 5 standard wheel bins. However, since the new ownership of this HMO, tenants are encouraged to recycle more. This additional refuse bin may not be required, however it has been included for planning purposes.

There is no requirement for additional garden waste bin as the current wheel bin is adequate.

There is no requirement for an additional food waste bin as current arrangement is adequate.

All storage bins to be easily moved for kerbside access on refuse collection days.

Privacy and security

The proposed layout won't result in a loss of privacy, daylight or disturbances from adjacent living areas. In addition, as there will be no physical changes, the property continues to prevent overlooking into neighbouring properties.

As well as the existing gate and fencing at the front of the property, a new timber gate and closed-bordered fence will be installed at the rear, to increase security.