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Sent: 18 August 2013 21:21
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

PLANNING DEPARTMENT
19 AUG 2013
RECEIVED

Application Number: S6/2013/1338/FP
Name: Richard Stratton

Address: 70 Walker Grove, Hatfield, AL10 9PL Comment Type: Object
Comment: Using the council's Houses in Multiple Occupation Supplementary Planning Document as a guide my complaint is based on 3 criteria highlighted in that document.

Criterion HMO1: Creating mixed, balanced, sustainable and inclusive communities in Hatfield Criterion HMO1 states that no more than 20% of the properties within 50m of the application property can be houses of multiple occupation (including the application property).

According to the map available on the council's website there are 13 properties within 50m of the centrum of the application property. To the best of my knowledge 7 of these properties (including the application property) are rented out to multiple occupants (some properties are HMO; some properties are rented to students; some properties are shared by a landlord and his/her tenants). Therefore, 54% of properties within 50m have multiple occupants.

If the 50m perimeter is extended so that it starts at the boundary of the application property the total number of properties increases to 17 and the number of rented properties increases to 10; in this case a total of 59% of properties have multiple occupants and tenants.

In addition, the applicants are great neighbours. Our children regularly play with their children; we help and co-operate with each other by mowing each others' front lawns and shovelling snow together; we are happy and confident that packages can be securely delivered by couriers to each others' households etc. I believe that, should the application be successful and the property becomes an HMO, the relationship we have with our immediate neighbours would, realistically, never be recreated.

Criterion HMO2: Car Parking

The application has specified that there are 4 parking spaces. I believe this to be the narrow lay-by area on the north-west of the property (Space 1), two spaces immediately in front of the garage parallel to the southern wall of the property (Spaces 2 and 3) and the garage (Space 4). For a 6 unit HMO, the council requires at least 3 parking spaces to be available at the property.

Criterion HMO2 states that all car parking spaces should be capable of being used independently of one another. If the space immediately in front of the garage is occupied (Space 3) then the car parked in the garage is unable to be used independently. If Space 2 (immediately in front of Space 3) is occupied then neither the car in Space 3 nor the car in the garage can be used independently. This means that the available parking at the application property can only allow 2 cars to be parked and subsequently used independently of each other (the lay-by and one of Space 2, Space 3 or the garage). Two parking spaces falls below the minimum number of permissible parking spaces required of a 6 unit HMO. In theory, a car could use the garage and a second car could park in Space 2, but the car in the garage could only be used independently if it used 66 Walker Grove's driveway for access, and I assume that is not permissible.

Criterion HMO5: Layout and Design a. Internal Layout Standards The planning application has requested consideration for 6 units and that the ground floor lounge be converted to a bedroom.

Criterion HMO5 states that It is expected that all houses in multiple occupation will normally have at least 1 communal room; and that a 6 unit HMO property's Communal Room (Living or Dining) must be at least 12.5 square metres. The conservatory is the only applicable communal room in the property (given the lounge's conversion to

a bedroom). The conservatory is approximately 7.8m square metres, smaller than the size stipulated by the council.