

## Appendix 1: HMO Concentration Calculations and Maps

### EXAMPLE 1: W/18/1571 – 222 Rugby Road

#### HMO Concentration Calculation

Planning application: W/18/1571

Location: 222 Rugby Road, Leamington Spa, CV32 6DZ

Number of existing HMOs within 100 metre radius of site: 1

Total number of dwellings within 100 metre radius of site: 35

Existing HMO concentration percentage: 2.86%

Number of HMOs proposed by application: 1

Proposed HMO concentration percentage: 5.71%



### EXAMPLE 2: W/18/1352 – 12 Staunton Road

**HMO Concentration Calculation**

**Planning application:** W/18/1352

**Location:** 12 Staunton Road, Leamington Spa, CV31 2PN

**Number of existing HMOs within 100 metre radius of site:** 10

**Total number of dwellings within 100 metre radius of site:** 110

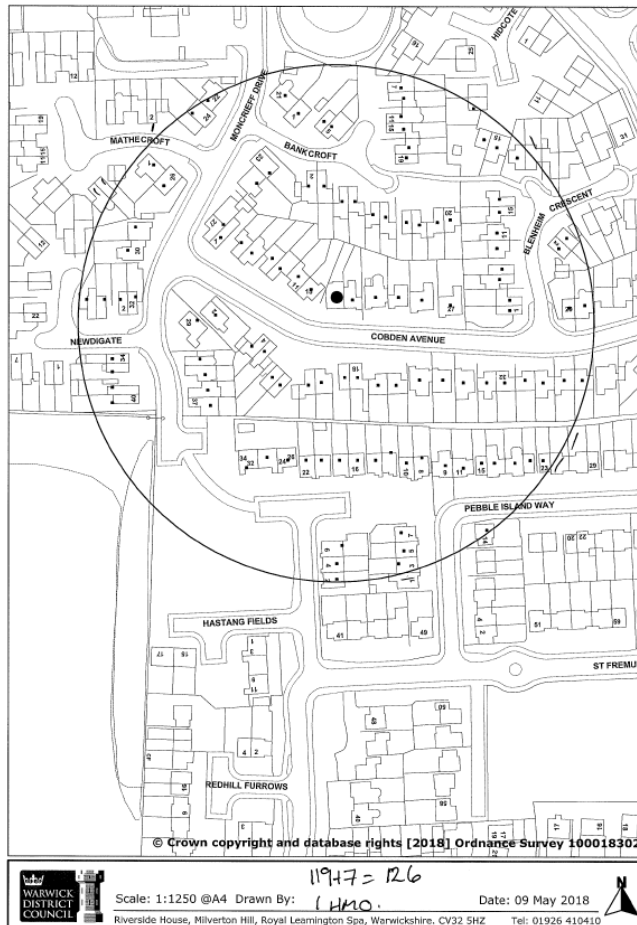
**Existing HMO concentration percentage:** 9.09%

**Number of HMOs proposed by application:** 1

**Proposed HMO concentration percentage:** 10%



**EXAMPLE 3: W/18/0854 – 17 Cobden Ave**



**EXAMPLE 4: W/18/0803 – 17 Gaveston Road**



**EXAMPLE 5: W/18/1375 29 Grosvenor Road**



## HMO CALCULATION



Found: 118  
properties  
Of those 21 were  
HMOs  
And 97 were  
dwellings  
This results in an  
18%  
concentration of  
HMOs in a 100m  
radius of 29  
Grosvenor Road

**EXAMPLE 6: W/18/0691 4 Beauchamp Hill**

**HMO Concentration Calculation**

**Planning application:** W/18/0691

**Location:** 4 Beauchamp Hill, Leamington Spa, CV32 5NS

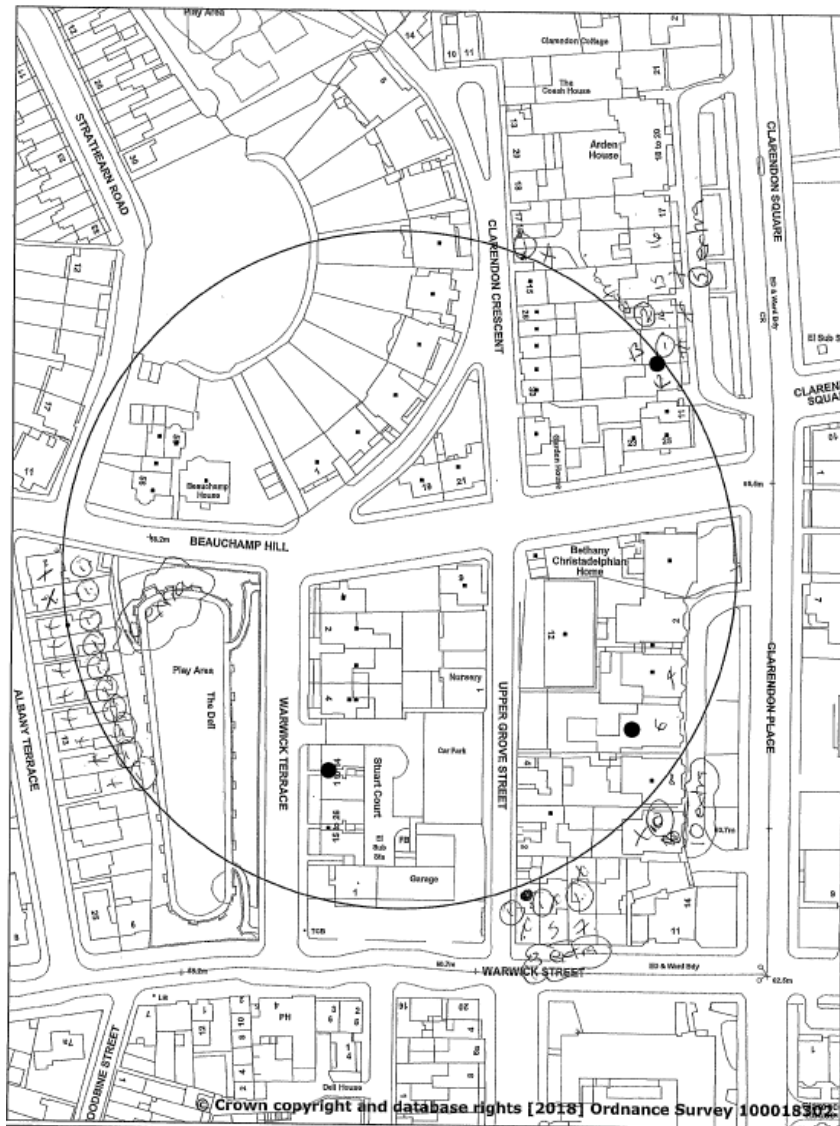
**Number of existing HMOs within 100 metre radius of site:** 6

**Total number of dwellings within 100 metre radius of site:** 160

**Existing HMO concentration percentage:** 4%

**Number of HMOs proposed by application:** 1

**Proposed HMO concentration percentage:** 4%





## Appendix 2: HMO Assessments – Extracts from reports

### EXAMPLE 1: W/18/1571 – 222 Rugby Road

1. **Description of Development:** Proposed change of use from C3 residential (existing 1no. one bedroom flat and 1no. two bedroom flat) into 6 bedroom House in Multiple Occupation (use class C4).

**Approved by Planning Committee on 9<sup>th</sup> October 2018**

2. **Officer Assessment Against Policy H6:** Local Plan Policy H6 for Houses in Multiple Occupation states that planning permission will only be granted for Houses in Multiple Occupation where:
  - a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;
  - b) the application site is within 400 metres walking distance of a bus stop;
  - c) the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMO's;
  - d) the proposal does not lead to a continuous frontage of 3 or more HMOs; and
  - e) adequate provision is made for the storage of refuse containers whereby - the containers are not visible from an area accessible by the general public, and the containers can be moved to the collection point along an external route only.

#### *Assessment*

- a) the number of HMOs when including the application property within a 100 metre radius of the site would be 5.71%.
- b) The property is located within 400 metres of five bus stops.
- c) The proposal does not lead to sandwiching of a non HMO property between two HMOs
- d) The proposal does not lead to a continuous frontage of 3 or more HMOs.
- e) The property has a rear amenity/parking area which is where the bins would be located and then placed on the roadside for collection. The property is already serviced with a grey bin and alternative weekly collections, which will not change.

In conclusion, the principle of the development is considered to be acceptable and conforms with the NPPF and Policy H6.

### EXAMPLE 2: W/18/1352 – 12 Staunton Road

1. **Description of Development:** Proposed change of use from dwellinghouse (Use Class C3) to a small 3 bedroomed HMO (Use Class C4).

**Approved by Planning Committee on 11<sup>th</sup> September 2018**

2. **Officer Assessment against H6:** Policy H6 of the adopted Local Plan states that planning permission will only be granted for Houses in Multiple Occupation where:-
  - a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;
  - b) the application site is within 400 metres walking distance of a bus stop;
  - c) the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMOs;
  - d) the proposal does not lead to a continuous frontage of 3 or more HMOs; and

- e) adequate provision is made for the storage of refuse containers whereby - the containers are not visible from an area accessible by the general public, and the containers can be moved to the collection point along an external route only.

#### *Assessment*

There have been objections from members of the public that the proposal breaches the Council's policy on HMOs in terms of the percentage within a 100 metre radius.

- a) The existing property is a 2no bedroomed house. This application allows for up to a 3no. bedroomed HMO to be created. Under the previous application for the same description of development, Officers considered that the proposed change of use would take the concentration of HMOs within a 100 metre radius of the site to 10.9%, which is more than the Council's guidance of 10%. However, the Planning Inspectorate for the relevant appeal stated that as one of the properties which had been included as a HMO for the calculation purposes, was not a *lawful* HMO, that this should not have been included. Taking this approach forward, the existing percentage of HMOs within 100 metre radius of the site is currently 9.09%. The proposed change of use would increase this to 10%. This would therefore meet the requirements of point "a" of Local Plan policy H6 as it does not exceed 10%.
- b) The application property is located within 400 metres of a bus stop.
- c) The property would not sandwich a non-HMO between another HMO.
- d) The change of use would not lead to a continuous frontage of 3 or more HMOs
- e) The property benefits from side access to the rear garden where refuse could be stored out of sight of the general public.

Therefore, the development is considered to comply with adopted Local Plan Policy H6.

#### **EXAMPLE 3: W/18/0854 – 17 Cobden Ave**

1. **Description of Development:** Change of use from single dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4)  
**Approved by Planning Committee 19<sup>th</sup> June 2018**
2. **Officer assessment against Policy H6:** Policy H6 of the Local Plan states that planning permission will only be granted for Houses in Multiple Occupation (HMOs) where:-
  - a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;
  - b) the application site is within 400 metres walking distance of a bus stop;
  - c) the proposal does not result in a non-HMO dwelling being sandwiched between it and another HMO;
  - d) the proposal does not lead to a continuous frontage of 3 HMOs; and
  - e) adequate provision is made for the storage of refuse containers whereby - the containers are not visible from an area accessible by the general public, and the containers can be moved to the collection point along an external route only.

#### *Assessment*

- a) Within a 100 metre radius there is only 1 other HMO out of 126 residential units. The existing concentration level is at 0.007%. The addition of one HMO would not breach the 10% limit of HMOs within a 100 metre radius (0.016%).
- b) The nearest bus stops are located on Chesterton Drive which is within 400 metres walking distance of the property.
- c) The existing property does not sandwich a non-HMO between another HMO.
- d) The proposal will not result in a continuous frontage of HMO's



- e) The property does not have a rear access way which means the bins cannot be stored in the rear garden and moved to the pavement on collection day. However, the property does have a garage, which, due to the size, cannot reasonably accommodate a car. The bins are shown to be stored within the garage which means they will not be visible from public vantage points. This can be secured by a suitably worded condition.

The objections received are noted. However, the proposal is considered to comply with all the criteria contained within Policy H6 of the Local Plan and will not lead to an over concentration of HMOs within the area which would cause demonstrable harm to the more settled residents of the area through increased noise and anti-social behaviour.

#### **EXAMPLE 4: W/18/0803 – 17 Gaveston Road**

1. **Description of Development:** Change of use from a single dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4).  
**Refused by Planning Committee 19<sup>th</sup> June 2018 (officer recommendation for approval)**
2. **Officer assessment against Policy H6:** Policy H6 of the Local Plan states that planning permission will only be granted for Houses in Multiple Occupation (HMOs) where:-
  - a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;
  - b) the application site is within 400 metres walking distance of a bus stop;
  - c) the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMOs;
  - d) the proposal does not lead to a continuous frontage of 3 or more HMOs; and
  - e) adequate provision is made for the storage of refuse containers whereby - the containers are not visible from an area accessible by the general public, and the containers can be moved to the collection point along an external route only.

#### *Assessment*

- a) Within a 100 metre radius there is only 1 other HMO out of 119 residential units. The existing concentration level is at 0.008%. The addition of one further HMO would not breach the 10% limit of HMOs within a 100 metre radius (0.017%).
- b) The nearest bus stop is located outside Stamford Gardens which is within 400 metres walking distance of the property.
- c) The existing property does not sandwich a non-HMO between another HMO.
- d) It does not lead to a continuous frontage of HMOs
- e) The property has a rear access way which means the bins can be stored in the rear garden and moved to Rugby Road on collection day.

The objections received are noted, however, the proposal complies with all of the criteria contained within Policy H6 of the Local Plan and therefore it is considered that the proposal will not lead to an over concentration of HMOs within the area and will not result in material harm to the more settled residents of the area through increased noise and anti-social behaviour.

#### **EXAMPLE 5: W/18/1375 29 Grosvenor Road**

1. **Description of Development:** Change of use from a single dwelling house (C3) to an 8 bed House in Multiple Occupation (HMO)(Sui-Generis)(retrospective).

**Refused – delegated – 17<sup>th</sup> October 2018 (it should be noted that this application was not refused on the grounds of Policy H6)**

**2. Officer assessment against Policy H6 (delegated report):**

Policy H6 of the Local Plan states that planning permission will only be granted for Houses in Multiple Occupation (HMOs) where:-

- a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;
- b) the application site is within 400 metres walking distance of a bus stop;
- c) the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMOs;
- d) the proposal does not lead to a continuous frontage of 3 or more HMOs; and
- e) adequate provision is made for the storage of refuse containers whereby – the containers are not visible from an area accessible by the general public, and the containers can be moved to the collection point along an external route only.

*Assessment*

- a) Within a 100 metre radius there is 20 other HMO out of 118 residential units not including the application property. The existing concentration level is at 17%. The concentration is already over the 10% limit of HMOs within a 100m radius of this property and the addition of one further HMO would further breach the 10% limit (18%).
- b) The nearest bus stop is located opposite the site on Grosvenor Road which is within 400 metres walking distance of the property.
- c) The existing property does not sandwich a non-HMO between another HMO.
- d) It does not lead to a continuous frontage of HMOs
- e) The property has a rear access way which means the bins can be stored in the rear garden and moved to Northway on collection day.

Policy H6 allows for exceptions to point "a" above if the site is located on a main thoroughfare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets. The application site is not located on a main thoroughfare and is not located in a mixed use area; the wider area is predominately residential and occupiers of the HMO would be required to walk through neighbouring residential streets in order to visit the town centre and to access other local amenities.

Therefore, the development is considered to conflict with adopted Local Plan Policy H6 as this would lead to an over concentration of HMOs at a localised level and would increase the harm which results from such concentrations as identified in the Local Plan. The proposal is not considered to meet any of the exceptions listed under the policy.

**EXAMPLE 6: W/18/0691 4 Beauchamp Hill**

1. **Description of Development:** Erection of detached house for use as a 5 bed House in Multiple Occupation (HMO) (Use Class C4)

**Refused – delegated – 12<sup>th</sup> July 2018 (it should be noted that this application was not refused on the grounds of Policy H6)**

**2. Officer assessment against Policy H6 (delegated report):**

Policy H6 of the Local Plan states that planning permission will only be granted for Houses in Multiple Occupation (HMOs) where:-

- a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100 metre radius of the application site does not exceed 10% of total dwelling units;
- b) the application site is within 400 metres walking distance of a bus stop;
- c) the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMOs;
- d) the proposal does not lead to a continuous frontage of 3 or more HMOs; and
- e) adequate provision is made for the storage of refuse containers whereby – the containers are not visible from an area accessible by the general public, and the containers can be moved to the collection point along an external route only.

*Assessment*

- a) Within a 100 metre radius there are 6 existing HMOs out of 160 residential units. The existing concentration level is at 4%. The addition of one further HMO would not breach the 10% limit of HMOs within a 100 metre radius (4%).
- b) The nearest bus stop is located on Dale Street which is within 400 metres walking distance of the property.
- c) The existing property does not sandwich a non-HMO between another HMO.
- d) It does not lead to a continuous frontage of HMOs
- e) The property has a facility which means the bins can be stored out of public view and moved to the side of the road on collection day.

Therefore the proposals comply with Policy H6 of the Local Plan.