

Planning Statement

Proposed Internal Reconfiguration from 5-Bedroom HMO (6 persons) to 6-Bedroom HMO (6 Persons)

This statement has been prepared in support of a Full Planning Application seeking planning consent to allow internal layout alterations at the property, currently operating as a licensed House in Multiple Occupation (HMO).

1. Background

The property benefits from extant planning permission for use as a 5-bedroom HMO accommodating up to 6 persons. The lawful use of the building as an HMO is therefore established.

Following a review of the internal layout having regard to HMO licensing requirements and prescribed space standards, it is proposed to undertake minor internal reconfiguration works to optimise the use of existing floorspace. The revised arrangement would provide 6 bedrooms whilst maintaining the same maximum occupancy of 6 persons, thereby avoiding any intensification of use.

The application seeks to align the planning permission with the licensed configuration.

2. Nature of the Proposal

The proposal relates solely to internal alterations and includes:

- Reconfiguration of non-structural internal partition
- Creation of one additional bedroom within the existing envelope
- Retention of shared kitchen, bathroom, and communal facilities

There are:

- No extensions or external alterations
- No changes to the building footprint or scale
- No changes to access, parking, or servicing arrangements

3. Occupancy and Intensification

A key material consideration is that the proposal does **not** increase the number of occupants.

Both the approved scheme and the proposed layout accommodate a maximum of **6 persons**.

As such:

- There is no intensification of use
- No increase in comings and goings
- No uplift in parking demand

- No additional waste generation
- No increased pressure on local infrastructure

In planning terms, the functional use and intensity remain unchanged.

4. Residential Amenity

Given the unchanged occupancy level and absence of external alterations:

- There are no additional overlooking or privacy impacts
- Noise and activity levels remain comparable to the approved scheme
- Refuse storage and servicing remain adequate

The proposal therefore preserves neighbouring residential amenity.

5. Highways and Parking

Parking demand associated with Houses in Multiple Occupation is principally driven by the number of occupants rather than the number of bedrooms provided. In this case, the proposed internal reconfiguration would maintain the existing maximum occupancy of 6 persons, consistent with the extant planning permission and HMO licensing framework.

As a result, the proposal would not give rise to any material increase in vehicle ownership, trip generation, or on-street parking demand when compared with the approved scheme. The intensity of the residential use, in highways terms, would therefore remain unchanged.

The development does not propose any alterations to the external layout of the site, access arrangements, parking provision, or servicing facilities. Existing vehicular and pedestrian access points would remain as currently approved and operational.

Given that occupant numbers remain fixed, there would be no additional pressure on local highway capacity, junction performance, or parking stress within the surrounding area. The proposal would not prejudice highway safety, impede servicing or refuse collection, or result in unacceptable on-street parking displacement.

In planning policy terms, the scheme maintains compliance with adopted parking standards and sustainable transport objectives, reflecting the unchanged scale and function of the use.

Accordingly, it is concluded that the proposed internal reconfiguration would have a neutral impact in highways and parking terms, and no objection should arise on this basis.

6. HMO Licensing and Standards

The revised layout has been designed to comply with HMO licensing space standards and amenity requirements, ensuring that all bedrooms and shared facilities meet the relevant guidelines for occupant welfare.

7. Planning Balance

In summary:

- Established lawful HMO use remains unchanged
- Occupancy remains capped at 6 persons
- No external or operational impacts arise
- No intensification of use occurs
- No harm to amenity or highways is created

The proposal represents a minor internal optimisation of the property and does not give rise to material planning harm.

8. Conclusion

In summary, the application seeks full planning permission for a modest internal reconfiguration within an established and lawful House in Multiple Occupation use. The proposal has been carefully designed to optimise the internal layout of the property whilst maintaining the same maximum occupancy of 6 persons.

Critically, the development would not result in any intensification of use. There would be no increase in resident numbers, no change to the established pattern of activity, and no additional demand placed upon parking provision, highways infrastructure, waste services, or local facilities. The functional planning impacts of the property would therefore remain consistent with the extant consent.

The works relate solely to internal, non-structural alterations contained entirely within the existing building envelope. As such, there would be no external alterations, no visual impact upon the street scene, and no adverse effect upon neighbouring residential amenity in terms of outlook, privacy, noise, or disturbance.

The proposal also serves to align the planning permission with HMO licensing requirements and internal space standards, ensuring that the property continues to provide appropriate and policy-compliant accommodation.

Having regard to the above considerations, it is concluded that the development gives rise to no material planning harm and remains fully compliant with relevant local and national planning policies governing HMO provision, residential amenity, and sustainable use of existing housing stock.

The application represents a proportionate and policy-compliant enhancement to the internal arrangement of an established HMO and is therefore considered acceptable in planning terms.

Approval is respectfully requested.