

# PLANNING APPLICATION REPORT



**ITEM: 03**

**Application Number:** 11/00768/CAC

**Applicant:** Mr Alec MacLeod

**Description of Application:** Works associated with a change of use for use as student (HMO) houses in multiple occupation

**Type of Application:** Conservation Area

**Site Address:** 12 - 13 SUSSEX STREET PLYMOUTH

**Ward:** St Peter & The Waterfront

**Valid Date of Application:** 13/09/2011

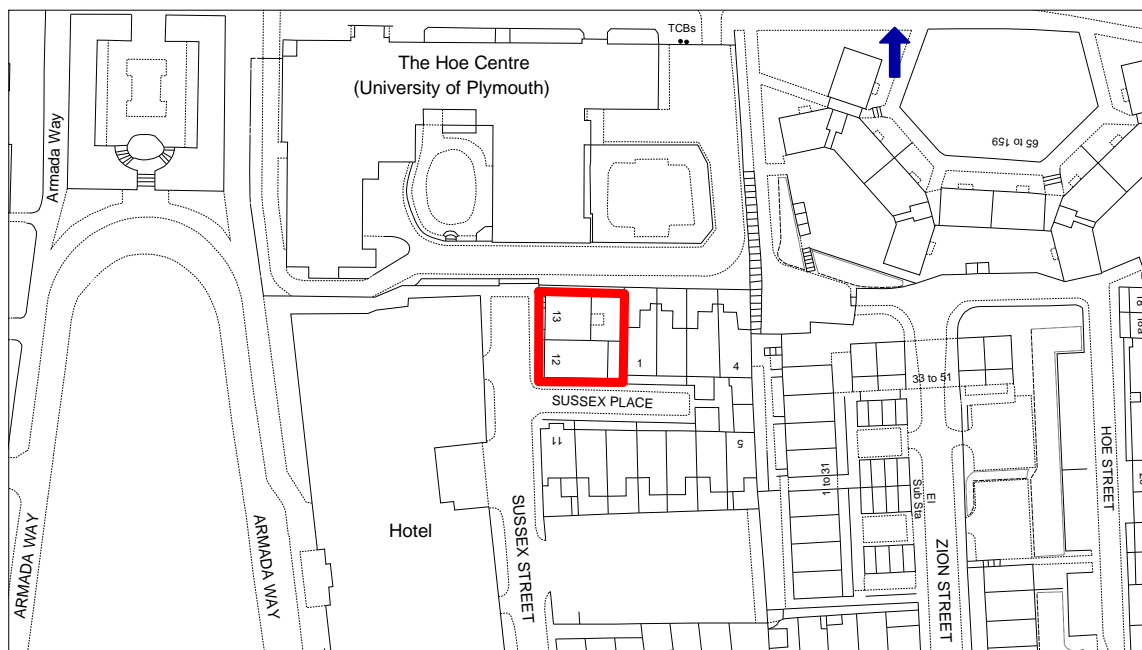
**8/13 Week Date:** **08/11/2011**

**Decision Category:** Member Referral

**Case Officer :** Karen Gallacher

**Recommendation:** Grant Conditionally

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**This application is being brought before Planning Committee as a result of a member referral from Councillor Penberthy because the issue of Houses in Multiple Occupation (HMOs) in the area is a sensitive one particularly given the recent decision by Cabinet regarding the Council's approach to Article 4 Directions.**

### **Site Description**

The site comprises 2, four storey buildings within the Hoe Conservation Area. Number 13 fronts Sussex Street and number 12 fronts Sussex Place. The 2 buildings are linked to each other, but detached from the other buildings in the street. The site was last used as an office, but is currently occupied by students. Both properties have a small rear walled courtyard.

Sussex Place is a residential cul de sac, adjacent to the Hoe Centre Site and the Holiday Inn.

### **Proposal Description**

The proposal is to convert the building from office use to a 22 bed House in Multiple Occupation for students with an office on the ground for use by the housing lettings company that is responsible for this proposal. The works are for the removal of down pipes.

### **Relevant Planning History**

92/00987/FUL – Change of use of basement from office to meeting place with associated office and crèche – GRANTED

### **Consultation Responses**

None.

### **Representations**

None as 10<sup>th</sup> October 2011.

### **Analysis**

The main considerations are the impact on the character and appearance of the conservation area.

The removal of these unsightly down pipes on the main and rear elevation would enhance the character and appearance of the conservation area. The proposal would therefore comply with the requirements of policy CS03 and PPS5.

### **Section 106 Obligations**

There are no planning obligations in respect of this proposal.

### **Equalities & Diversities issues**

There is no conflict with policy CS34 in this respect.

### **Conclusions**

The proposal would enhance the conservation area and comply with policy CS03 and PPS5.

**Recommendation**

In respect of the application dated **13/09/2011** and the submitted drawings site plan, block plan, 31157/SD01 rev A, 31157/ SD02 rev A, it is recommended to: **Grant Conditionally**

**Conditions****TIME LIMIT FOR COMMENCEMENT (LBC)**

(1)The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

**Reason:**

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

CS03 - Historic Environment

PPS5 - Planning for the Historic Environment