

ADDENDUM REPORT

Planning Committee



Item Number: 8 – Appeal Decisions
Site 19 Hill Park Crescent
Planning Application/Appeal Number:
15/00012/FUL/APP/N1160/W/15/3018533
Applicant: Mr Hawker
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Appeal Synopsis –

In allowing this appeal, the Planning Inspector commented that there is no clear guidance available within the Council's Development Guidelines Supplementary Planning Document relating to the outdoor amenity space that can be applied directly to a House in Multiple Occupation, as in this case. He therefore considered the proposed development on its own merits. He concluded that while the space wouldn't be expansive it would fulfil a worthwhile purpose for the type of accommodation proposed.

The inspector also addressed concerns raised regarding the amount of HMOs in this area. He felt that given the existing lawful use of the premises as a HMO there would have been no loss of a viable family home; and so would not result in a detrimental impact on the balance of the community. He also related any detrimental impact on general tidiness and parking within the area could not be attributed to the intensification of 19 Hill Park Crescent. The inspector also felt that as the property was already a HMO there would be no justification for a management plan to be submitted to the Council.

The applicant's claim against the Local Authority for his appeal costs was successfully defended.