

Houses in Multiple Occupation

Proposals for houses in multiple occupation (HMO's) will not be permitted unless the proposal fulfils the following criteria:

- (i) the property of sufficient size to provide safe and healthy living conditions with a high standard of amenity for existing and future users having regard to the Council's published technical guidance for HMO's;
- (ii) if the property is not detached then the adjoining property is not in single family occupation;
- (iii) the proposal not resulting in a private dwelling having an HMO on both sides;
- (iv) the proposal not resulting in a change in the character of the surrounding area which would be detrimental;
- (v) the proposal not resulting in a concentration of HMO's in a particular area such that the character of the area is adversely affected;
- (vi) the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows;
- (vii) staircase access normally being provided within the main structure of the building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space;
- (viii) any extensions complying with Policy CS22C;
- (ix) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally
- (x) adequate sound proofing being provided;
- (xi) any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access-ways;
- (xii) habitable rooms, including living rooms, kitchens and bedrooms would not be lit solely by roof lights; and windows will give sufficient daylight with adequate separation distances between adjacent properties and structures to safeguard residential amenity;
- (xiii) access to rear yards/gardens being provided from the accommodation for each occupier;
- (xiv) adequate visibility at entrance and exit points and turning space for vehicles; and
- (xv) the proposal otherwise complying with Policy CS1A and Policy CS1B.

Existing HMO's and valid planning permissions must not comprise more than 20% or more of the properties forming the street frontage within a street block.