

Draft Policy LP27- Houses in Multiple Occupation Policy

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883836293#section-s1542883836293>

Summary of Comments & Suggested Response:

No comments were made in relation to this policy

Consideration of issues: N/A

Policy Recommendation: Stay as it stands

1. The conversion of existing dwellings to and new development of properties for multiple occupation may be permitted where:
 - a) there is no adverse impact on the amenity of existing and new residents and the historic and natural environment; **and**
 - b) the development and associated facilities, including bin storage, car and cycle parking, can be provided without significant detriment to the occupiers of adjoining or neighbouring properties; **and**
 - c) the site is within reasonable distances to facilities, public open space, supporting services and local employment

Supporting text:

Introduction

Houses in Multiple Occupation (HMOs) are defined under the Housing Act (2004) as a house or flat which is occupied by three or more people forming two or more households and who share a bathroom and kitchen.

The number of HMOs in the Borough has increased markedly in recent years. HMOs make an important contribution to the mix and range of housing to meet the needs of a diverse community and workforce. In the Borough there is a particular concentration of HMOs within certain areas of King's Lynn, Hunstanton and Downham Market. This type of accommodation is associated with a number of issues and problems, particularly in areas of high concentration, including: acceptable room size and living conditions, noise and anti-social behaviour, parking provision and waste storage and removal.

Planning permission may not always be needed, depending on circumstances, for a change of use to certain types of smaller HMOs. However, the Council considers it useful to have a clear policy in place for those situations, including larger HMOs, where planning applications are required.

Relevant Local and National Policies

National Planning Policy Framework: Delivering a sufficient supply of homes

Strategic Policy LP16 Sustainable Development

Strategic Policy LP32 Community and Culture

Policy Approach

A policy is proposed in order to regulate and manage this type of accommodation because of the pressures and problems mentioned above. In deciding applications for the conversion of existing dwellings and new developments of properties for multiple occupation, the views of Housing Services, Community Safety and Neighbourhood Nuisance, Building Control, Licensing and any other relevant sections within the Borough Council will be sought and taken into account (insofar as they are planning matters)

Sustainability Appraisal:

LP27: Houses in Multiple Occupation																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	x
LP27	0	~	0	0	0	0	++	+	0	~	0	+	+	+	0	+	+	0	++	++	+12	0	Likely Positive Effect +12
Draft LP27	0	~	0	0	0	0	++	+	0	~	0	+	+	+	0	+	+	0	++	++	+12	0	Likely Positive Effect +12
DM4	0	~	0	0	0	0	++	+	0	~	0	+	+	+	0	+	+	0	++	++	+12	0	Likely Positive Effect +12
No Policy	0	~	0	0	0	0	0	0	0	~	0	+/x	0	0	0	0	0	0	0	+	+2	-1	Likely Positive Effect +1