



PETER HUMPHREY
ASSOCIATES

Supporting Statement

Change of use from B&B (C4) to HMO (Sui Generis)

5 & 6
London Road
Spalding
Lincolnshire
PE11 2TA

For Mr A Clayton

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1. DESCRIPTION OF DEVELOPMENT

Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed development respects the local context that it will integrate with.

This planning application seeks approval for conversion of a 8 bedroom B&B to a 9-bedroom H.M.O (House of Multiple Occupancy) for the applicant Mr Clayton and his business partners.

Design & Appearance

All of works proposed are internal, no external works are proposed. As a result, there will be no impact of the proposed upon the surrounding area's character.

Access, Parking & layout

There is no access leading onto the site and this will remain as existing.

There is no on-site parking however, due to its location there is ample roadside parking, including the roadside directly in front of the building itself. The building is located within the town, just a short walk from the town centre and amenities, plus bus routes.

There is also a space for cycle storage on site.

The site layout will remain as existing.

Use

Changing from B&B (C4) to 9 bed HMO (Sui Generis)

Accommodation/Occupancy

This application creates 9 bedrooms; thus the property *might* be fully occupied with no more than 9 occupants (1 per room). However, some of the rooms are large enough to accommodate 2 people and therefore, whilst this is not necessarily envisaged, there could be a maximum of 10 occupants. Facilities being provided are well in excess of requirements for even that maximum number. The following schedule outlines the maximum accommodation (which reflects the original submission of this application):

- Bedroom 1 = Double room
- Bedroom 2 = Single room
- Bedroom 3 = Single room
- Bedroom 4 = Single room

Bedroom 5 = Single room
Bedroom 6 = Single room
Bedroom 7 = Single room
Bedroom 8 = Single room
Bedroom 9 = Single room

It must also be stressed that the current use of the site is a B&B, meaning the way in which the rooms are occupied will not be vastly different from the current use of the site.

Planning History

Further down London Road is another change of use from Bed and Breakfast (C1) to HMO (Sui Generis) with the reference number H16-0617-18. This application is also for 9 bedrooms with the same principles as our application with regards flooding, and drainage.

Hard and soft landscaping

All boundaries of the property will remain as existing.

No additional hard or soft landscaping is proposed.

Waste management

There is an existing area for bin storage and collection by LPA to the rear of the building.

Drainage

Surface water discharge will remain as existing, there is no increase in non-permeable area.

Additional foul water discharge from the proposed en-suites will connect to the existing foul system on site, which discharges to the foul main.

Flood Risk Assessment

The building is within flood zone 3, however due to the current use of the site, and that there will be removal of the basement bedroom, we are therefore decreasing the flood risk.

The manager of the HMO will ensure that all residents are signed up to the Environment Agency's flood warning service – Flood Line.

