PROPOSED EXTENSIONS TO 5 JUNIPER CRESCENT FOR MR N HUTTON TO PROVIDE 1NO 2 BEDROOMED FLAT

PLANNING STATEMENT

1. Brief Summary and Background

The house for which this application applies to has been a successful HMO since 2011, providing much needed smaller living accommodation for the lower income population. This accommodation includes a separate manager's flat in a converted and extended garage.

2. Present Proposals

The present Planning Application is to seek approval for an extension to provide accommodation sufficient to meet the Nationally Described Space Standards for a 2 bedroomed 3 person flat on 2 storeys.

3. Nature and Design of Present Proposals

It is proposed to extend the house to the west as indicated on the application drawing numbered 20/562/PA/003, stepped back from the front of the main house and with a lower ridge height. External materials will match as close as possible the materials on the existing house and garage. The general character of the house is to be maintained, and there will be no loss of amenity to neighbouring properties as a result of the extension. The flat that is the subject of this application has its own separate entrance and will not affect the current arrangement of the house.
The existing garden is and will remain communal and by having no ground floor accommodation the extension results in no loss in parking. There also remains ample on road parking. However, as the location is well within walking distance of Spalding the majority of the residence of the current HMO do use a car and rely on walking or public transport.

4. Flood Risk Assessment

The proposed site is in Flood Zone 3 according to the EA Flood mapping. However, as there is no ground accommodation the risk has been mitigated and therefore not course any planning issues.

5. Conclusion

As stated in the latest adopted plan, '*HMOs form an important element of South East Lincolnshire's housing stock and can provide a useful low-cost form of accommodation for single persons and those South East Lincolnshire Local Plan 2011-36 on low incomes.'*
We have an opportunity here to increase the availability of such housing within the setting of a successfully run HMO in close proximity to all the amenities available within a town.