

## **ANNEX 1 - SAVED POLICY FROM 2006 LOCAL PLAN**

### **Non-Self Contained Residential Accommodation**

3.75

Accommodation within a building can be regarded as non-self-contained where unrelated households share one or more facilities, e.g. bathroom, kitchen. Houses in Multiple Occupation (HMOs) are an example where a high degree of sharing of facilities is typical, and where living arrangements, being more intense than single family occupation, can give rise to noise, nuisance\*, more callers, a higher parking requirement and visual deterioration of buildings and gardens. While the District Council does not wish to encourage proliferation of HMOs as a permanent measure, it does recognise that such sharing arrangements can provide a source of cheap rented accommodation, and are typically suited to the needs of small households. Accordingly, it wishes only to resist the establishment or continuation of those which would have an unacceptable impact on their locality. (\*See operational note to Policy H11).

3.76

The extent to which non-self-contained accommodation may generate the problems referred to above depends not only on intensity of occupation, sharing of facilities and management of the building, but also the nature of the area in which it is situated, the type of building, and the concentration of similar uses in its vicinity.

3.77

Control is exercised under both Planning and Environmental Health powers, which involve different considerations. Proposals for premises in use as multiple occupation will not only be required to meet the District Council's adopted standards for HMOs, but will also be subject to the need to obtain planning consent and listed building consent, for instance relating to alterations to the building (e.g. to meet the Fire Prevention Officer's requirements). Where there are no other planning objections (Policy H11), the District Council as planning authority will be as sympathetic as possible to fire-safety requirements, and will endeavour to negotiate an arrangement which minimises impact, in planning terms, to an acceptable level.

3.78

In exceptional circumstances, e.g. where it is not possible to render accommodation fit for habitation and/or there are planning objections to the use, enforcement action may be taken under planning and/or housing legislation. In such cases, the Council, as planning authority would normally wish to encourage conversion to self-contained flats provided that a satisfactory standard of accommodation could be provided.

3.79

In considering the level of parking requirement likely to be generated by individual proposals in relation to the standards set out in the County Council's Adopted Vehicle Parking Standards, account will be taken of vehicle parking requirements generated by the authorised use and the intensity and type of non-self-contained occupation proposed. Regard will also be had to the visual impact of any on-site parking arrangements. Advice on landscaping of parking areas is contained in the Conversion to Flats Guidelines (referred to in text supporting Policy H9).

3.80

A dustbin storage area should be accessible to all occupiers, and will be expected to be provided in the rear garden space. Exceptionally, alternative siting, but not in the front garden area, may be acceptable provided it is not in public view. The District

Council's expectations in relation to dustbin storage are amplified in Section 6 of the Conversion to Flats Guidelines.

### **Policy H11 - Non-self-Contained Residential Accommodation**

In considering applications to establish or regularise non-self contained residential accommodation or before instigating enforcement proceedings under planning powers to require cessation of such use, account will be taken of:

1. The likely or experienced effect of the use on the character and amenity of the locality resulting from noise\*, disturbance and visual impact;
2. Whether the proposed or unlawful use would result or has resulted in an intensification or concentration of such uses to a level which is detrimental to the amenity and character of the neighbourhood including in relation to the considerations set out in (1) above;
3. The adequacy of provision and suitability of arrangements for car parking on site or the likely or experienced impact of parking needs being met on street and
4. The suitability of arrangements for dustbin storage and rubbish collection.

Where it is proposed to grant consent/not pursue enforcement action, a legal agreement may be sought to restrict the number of persons accommodated within the premises and to secure arrangements for maintaining the building and gardens to an acceptable visual condition.

#### **Operational Note**

\*Noise problems generated by particular individuals in non-self contained residential accommodation are essentially a management matter. In considering regularisation of non-self contained accommodation, the District Council will have regard only to the extent that noise is generated as a result of the nature of that use, i.e. resulting from intensity of occupation and living arrangements.