

<b>Reference:</b>	21/02457/FUL
<b>Application Type:</b>	Full Application
<b>Ward:</b>	Kursaal
<b>Proposal:</b>	Change of use from dwellinghouse (Use Class C3) to 10-bedroom HMO (Use Class Sui Generis) (Part-Retroerspective) raise roof form to rear projection and install new windows (Amended plan)
<b>Address:</b>	222 Southchurch Road, Southend-on-Sea, Essex
<b>Applicant:</b>	Atonia Homes Limited
<b>Agent:</b>	Mr Paul Seager of APS Design Associates Ltd.
<b>Consultation Expiry:</b>	12th January 2022
<b>Expiry Date:</b>	3 June 2022
<b>Case Officer:</b>	Jonathan Doe
<b>Plan Nos:</b>	<b>01 Site location plan, 01 Existing, and 03 revision A Proposed.</b>
<b>Supporting Documents</b>	<b>Photographs and Design and access statement.</b>
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION subject to conditions</b>



## **1 Site and Surroundings**

- 1.1 The application property is a two-storey semi-detached building on the southern side of Southchurch Road. The site is within a generally residential area outside though near the city centre.
- 1.2 The property forms part of four buildings which were originally semi-detached pairs of houses running between no. 208 to no. 228 Southchurch Road. The immediate neighbouring properties have been converted to flats (No. 220) and a residential care home (No. 226). On the opposite side of the road is residential development of Glen Mews. To the rear is residential development of Lancaster Gardens.
- 1.3 The Design and Access Statement forming part of the application documentation states that the property has been used as an HMO/bedsits for over 21 years. It states that very little maintenance on the building, and on the rooms themselves, has been carried out for over a long period. The building is already separated into eight rooms, which were let individually, along with a shared kitchen and dining area. The applicant suggests that whilst the building had been used as bedsits for some considerable time, they eventually obtained their own electricity supplies and there is photographic evidence of separate meters for six of the individual rooms. Evidence has been supplied indicating that Royal Mail had six separate addresses, which run along with the main address for the premises. Two extra rooms were also used as bedsit accommodation, these however are not on the mailing list and were let out as part of the remaining main house. No application has been made for a certificate of lawfulness with regard to the use of the building.
- 1.4 The site has no on-site parking.
- 1.5 The site is not located within a conservation area or subject to any site-specific planning policies.

## **2 The Proposal**

- 2.1 The proposal, which is part retrospective in nature, is to make internal alterations to the property such that it would have ten bedrooms and a shared open plan kitchen/dining area. All the bedrooms would have an en-suite shower-room with WC.
- 2.2 External alterations would relate only to the rear of the building; the roof form at the end of a rear projection would be raised by approx. 0.5m to match the eaves height of the main rear projection, forming a catslide roof, to give additional head height and the roof design simplified. One additional window is proposed to the rear at first floor and one to the side at first floor.
- 2.3 The proposed development is to have 4 bedrooms and a communal kitchen/dining area on the ground floor and 6 bedrooms on the first floor.
- 2.4 The proposal would provide the following sized rooms:
  - Room 1: 18.3 sqm
  - Room 2: 17.0 sqm
  - Room 3: 12.2 sqm
  - Room 4: 12.8 sqm
  - Room 5: 16.8 sqm

Room 6: 16.1 sqm

Room 7: 9.0 sqm

Room 8: 14.6 sqm

Room 9: 14.9 sqm

Room 10: 11.3 sqm

Each room would have en-suite facilities.

- 2.5 The communal kitchen would be 14.0 sqm and the communal dining area 10.5 sqm.
- 2.6 Planning application (21/02290/FUL), which was recently refused essentially sought to keep the property as it is now though formalising its HMO status. The application was refused because the development would fail to provide an adequate standard of living conditions for its future occupiers.
- 2.7 Cllr Dent has requested that the application be considered at Development Control Committee.

### **3 Relevant Planning History**

- 3.1 21/02197/FUL – Layout 3no. new parking bays to front and form vehicle crossover onto Southchurch Road – refused.
- 3.2 21/02290/FUL – Change of use from dwellinghouse (Use Class C3) to 8-bedroom HMO (Use Class Sui Generis) (Retrospective) – refused.

### **4 Representation Summary**

#### **Public Consultation**

- 4.1 116 neighbouring properties were consulted, and a site notice was displayed. Two letters of representation have been received.

Summary of representations:

- Unauthorised use as a HMO does not give grounds for continued use
- Area already saturated with HMO's
- Negative impact on the neighbourhood
- Anti-social behaviour
- Noise nuisance
- Inadequate parking. Parking pressures
- Poor refuse management
- Overdevelopment
- Should be maintained as a family home
- Fire risk
- Kitchen inadequate to serve the number of occupiers

The comments have been taken into consideration and those relevant to planning matters raised are discussed in the relevant sections of the report but are not found to justify refusal of the application in the circumstances of the case.

#### **Environmental Protection**

- 4.2 No objection – seek conditions relating to hours of work and refuse storage.

### **Private Sector Housing**

- 4.3 No objection provided limited to a maximum 10 persons

### **Fire and Rescue Service**

- 4.4 No objection.

### **4.5 Highways**

There are no highway objections to this proposal the site benefits from being in a sustainable location with regard to public transport with good links in close proximity. Bus, rail and cycle routes are all located nearby. The applicant should provide secure cycle parking for future occupiers. Future occupiers will not be eligible for a town centre or residential parking permits. The applicant should also provide travel packs for the occupiers to encourage the use of sustainable travel options. It is not considered the development will have a detrimental impact on the local highway network.

## **5 Planning Policy Summary**

- 5.1 The National Planning Policy Framework (NPPF) (2021)
- 5.2 Planning Practice Guidance (PPG) – National Design Guide (NDG) (Revised 2021)
- 5.3 National Housing Standards (2015)
- 5.4 Core Strategy (2007): Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (Environment and Urban Renaissance), CP8 (Dwelling Provision).
- 5.5 Development Management Document (2015): Policies DM1 (Design Quality), DM2 (Low Carbon Development and Efficient Use of Resources), DM3 (Efficient and Effective Use of Land), DM7 (Dwelling Mix, Size and Type), DM8 (Residential Standards), DM15 (Sustainable Transport Management).
- 5.6 Design & Townscape Guide (2009)
- 5.7 Technical Housing Standards Policy Transition Statement (2015)
- 5.8 Essex Coast Recreational Avoidance Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) (2020)
- 5.9 Waste Storage, Collection and Management Guide for New Developments (2019)
- 5.10 Community Infrastructure Levy (CIL) Charging Schedule (2015)
- 5.11 Essex Amenity Standards HMO's (2018)

## **6 Planning Considerations**

- 6.1 The main considerations in relation to this application are the principle of the development, the impact on the character and appearance of the area, the standard of accommodation for future occupiers, the impact on residential amenity of neighbouring occupiers, any traffic and transportation issues, refuse and recycling storage, ecology and compliance with Essex Coast RAMS SPD and whether the development would be liable for CIL. The basis of decision which led to refusal of application 21/02290/FUL for change of use from dwellinghouse (Use Class C3) to 8-bedroom HMO (Use Class Sui Generis) (Retrospective) carries due weight in the assessment of the current application.

## **7 Appraisal**

### **Principle of Development**

- 7.1 This Council's development plan does not currently contain policies that specifically relate to Houses in Multiple Occupation. Paragraph 11 of the National Planning Policy Framework states that 'where there are no relevant development plan policies, or the policies which are most important for determining the application are out of-date, granting planning permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.'
- 7.2 Paragraph 60 of the NPPF states: "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed."
- 7.3 Paragraph 119 of the National Planning Policy Framework states 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'
- 7.4 Para 124 of the NPPF states that planning decisions should support development that makes efficient use of land. However, a number of points should be taken into account, including the desirability of maintaining an area's prevailing character and setting.
- 7.5 Core Strategy Policies KP2 and CP4 seek to promote sustainable development, and Policy KP2 seeks to direct the siting of development through a sequential approach, minimising the use of 'greenfield' land. Policy CP4 seeks the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend.
- 7.6 Policy DM3 of the Development Management Document seeks the efficient and effective use of land, provided it responds positively to local context and does not lead to over intensification. Policy DM8 of the Development Management Document provides for additional dwellings in the Borough but seeks to resist the loss of existing valuable residential resources.

- 7.7 National and Local planning policy encourages the efficient use of land. The site is located in a residential area and on a main throughfare which is mixed in character and includes single family dwellings, flatted accommodation, HMOs and residential institutions. It is considered that the development would not create an intensity of non-family type housing to an extent which would be incompatible with the character of the site's setting. Local and national planning policies and guidance seek to ensure that new development is well designed. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. No objection is therefore raised to the principle of the development, subject to consideration of other material considerations including design, impact on neighbours' amenity and living conditions. This conclusion is consistent with the basis of decision on application 21/02290/FUL. That development was found unacceptable solely by reason of its internal layout, design and the level of facilities provided, which failed to provide an adequate standard of living conditions for its future occupiers to the significant detriment of their amenity. The principle of an HMO is this location was not a reason for refusal.

### **Design and Impact on the Character of the Area**

- 7.8 Good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management Document. The Design and Townscape Guide also states that "the Borough Council is committed to good design and will seek to create attractive, high-quality living environments."
- 7.9 Paragraph 126 of the NPPF states 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'
- 7.10 Policy DM1 of the Development Management Document states that all development should "add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use, and detailed design features".
- 7.11 Policy KP2 of the Core Strategy states that new development should "respect the character and scale of the existing neighbourhood where appropriate". Policy CP4 of the Core Strategy requires that development proposals should "maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development".
- 7.12 Other than a modest change to the roof of a rear bay and two additional windows, the proposed development would not result in any alterations to the external elevations of the building. The rear roof raising would be subservient and visually integrated to the main building. Subject to a condition controlling external materials, it is not considered that the proposal would result in any significant harm to the character and appearance of the site, the streetscene or the wider surrounding area.
- 7.13 The submitted plans show the general arrangement for cycle parking and waste storage. The property has a large rear gardens and condition can be imposed on any grant of consent controlling their provision. Subject to a condition in this respect no objection is raised on this basis.

- 7.14 The development is acceptable and policy compliant in the above regards subject to the described conditions.

### Standard of Accommodation and Living Conditions for Future Occupiers

- 7.15 Delivering high quality homes is a key objective of the NPPF. Paragraph 127 of the NPPF states 'Planning policies and decisions should ensure that developments...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.16 Paragraph 2.42 of the Development Management Document refers to how whilst the conversion of existing dwellings can be an effective way of meeting housing demand it is also important that conversions do not result in a poor-quality internal environment that detrimentally impacts upon the intended occupiers' quality of life.
- 7.17 Policy DM3 of the Development Management Document states that proposals should be resisted where they create a detrimental impact upon the living conditions and amenity of existing and future residents or neighbouring residents.
- 7.18 In relation to residential standards for non-self-contained accommodation, policy DM8 of the Development Management Document, states that all proposals of this nature will be required to meet the internal space standards for non-self-contained accommodation. This requires accommodation to have a minimum bedroom size of 6.5sqm for single bedrooms and 10.2sqm for double bedrooms. that the accommodation shall have some communal areas, such as a living room, kitchen, diner. Paragraph 4.46 of the Development Management Document states, "The licensing and management of Houses in Multiple Occupation, including space standards, is set out in relevant housing legislation."
- 7.19 The Council has adopted the Essex Approved Code of Practice with respect to HMOs and whilst not adopted planning policy this document represents a material planning consideration when read along with Policy Table 6 of the Development Plan Document. This document sets out the following standards for HMOs: (Notwithstanding the size of the proposed bedrooms, it would be possible and reasonable to limit the number of occupiers and in accordance with the submitted plans and information the application has been assessed on the basis of single occupation of each room).

**Table 1: Minimum room size requirements**

Room size requirements are given in sq.m. For clarity, a room size of 12sqm is equivalent to a room measuring 4m by 3m and also a room measuring 6m by 2m.

Room use	Number of occupants	HMO with shared facilities (kitchen/ dining/living)	HMO with shared kitchen facilities (no shared living room)	HMO without shared facilities (i.e. bedsits or studios)
Bedroom or Letting	1	6.51sqm	8.5sqm	11sqm
	2	10.22sqm	12sqm	15sqm
Shared Kitchen	Up to 5	7sqm	7sqm	
	6	8.5sqm	8.5sqm	
	7	10sqm	10sqm	
	8 -10	14sqm (or 2 rooms each 7sqm)	14sqm (or 2 rooms each 7sqm)	
Shared Living/Dining Room	up to 5	11sqm	*5sqm	
	6	12sqm	*6.5sqm	
	7	13sqm	*8sqm	
	8	14sqm	*10sqm (or 2 rooms each 5sqm)	
	9	15sqm	*10sqm (or 2 rooms each 5sqm)	
	10	16.5sqm	*10sqm (or 2 rooms each 5sqm)	



Table 3: Minimum requirements for bathrooms/shower rooms and WC compartments

Occupants sharing	<u>Bathrooms</u> Comprising 1 Bath/Shower Unit (With Hot and Cold Water) and may contain a WC (but see * below)	Separate WC compartment with wash hand basin with H & C	Ventilation (suitable and adequate)	Adequate size and layout: Minimum floor area for safe use of bathroom
Less than 5	1	0	Mechanical ventilation is required in all bathrooms and WC compartments which lack natural ventilation via an openable window. It will also be required, in addition to any natural ventilation, where necessary, to mitigate problems of damp and mould. <i>It is always recommended that where possible, in addition to any natural ventilation, mechanical ventilation is provided in all bathrooms and WC compartments.</i>	Bath only 2.3sqm Bath & WHB 2.5sqm Bath,WC&WHB 2.8sqm Shower only 1.7sqm Shower&WHB 2.0sqm Shower,WC&WHB 2.2sqm WC & WHB 1.2sqm
	1	1		
6	2*	1		
7	2*	1		
8	2*	1		
9	2*	1		
10	2	2		
Ensuite for 1 or 2	1	0	Comments as above	

- 7.20 For an HMO with shared kitchen facilities (no shared living room) there is a minimum room size of 12 sq m for two occupants. The kitchen for the number of occupiers involved in the current proposal is required to have an area of 14 sq m
- 7.21 Room 7 is 9.0 sq m. Room 10 is 11.3 sq m. In each case the minimum size requirement for single person occupancy is met. All the other 8 rooms exceed the minimum room size standard for two occupants of 12 sq m. All rooms have en-suite facilities.
- 7.22 The kitchen is 14.0 sq m with the dining area being an additional 10.5 sq m.
- 7.23 Thus, the proposed development meets the Essex Approved Code of Practice with regard to room sizes. The Private Sector Housing Team have raised no objections to the proposed development.
- 7.24 The property has a south facing communal rear garden some 22m deep by some 12m wide.
- 7.25 The development is acceptable and in line with policy in the above regards.

### Impact on Residential Amenity

- 7.26 Policy DM1 of the Development Management Document requires all development to be appropriate in its setting by respecting neighbouring development and existing residential amenities and also: "having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight."
- 7.27 Principal windows at first-floor level are to front and rear. There would be no extension to the footprint of the building. The modest increase in height of the roof of the rear projection would not result in significant harm to the occupiers of any other neighbouring property with regard to overlooking, outlook and a sense of enclosure, daylight or sunlight.



- 7.28 Additional windows are proposed to room 10 and room 8 but neither would result in a harmful increase in overlooking. Layout changes would result in an existing bathroom window becoming a window to a bedroom (room 7). The window to room 7 would look onto a flank wall of No. 226 across a separation distance of some 6m. This degree of separation is considered adequate to ensure that no significant overlooking would result.
- 7.29 The level of occupancy would continue in an increased level of activity on site compared to an average use of a large family dwelling. However, on balance it is considered that there would not be any substantially harmful noise and disturbance or pollution to the extent that it would cause demonstrable harm to the amenity of neighbouring occupiers. HMOs are generally compatible with a residential setting. The Council's Environmental Health team raised no objection in principle to the scheme. The development is acceptable and policy compliant in these regards.

### **Traffic and Transportation Issues**

- 7.30 Policy DM15 of the Development Management Document states: "Development will be allowed where there is, or it can be demonstrated that there will be, physical and environmental capacity to accommodate the type and amount of traffic generated in a safe and sustainable manner". The policy also requires that adequate parking should be provided for all development in accordance with the adopted vehicle parking standards. The parking standards do not include any specific requirements for HMOs.
- 7.31 Although the property has no on-site parking provision, the site is within a reasonable walking distance of the town centre using underpasses beneath Queensway. There are two on-street parking spaces directly in front of the property which could be used by visitors to the property. There is a convenience store at no. 206. Given the sustainable location of the property, the lack of parking provision is considered acceptable.
- 7.32 Southchurch Road is a main bus route providing a regular public transport link. Southend Victoria, Southend Central and Southend East Train Stations are a ten-minute walk away.
- 7.33 Given that the nature of the use and the sustainable location of the site, it is considered that the development would have a neutral impact on car parking provision and a reason for refusal based on car parking provision would not be adequately justified. Highways officers have raised no objection to the development.

### **Refuse and Recycling Storage**

- 7.34 The plans show bin storage set behind a fence between a flank wall and the side boundary. In this position the bins would be out of sight from Southchurch Road and at a convenient position in relation to the kitchen door. A gate in the fence gives easy access to the front path, enabling bins to be easily wheeled to the edge of the highway.
- 7.35 Subject to a condition requiring the retention of the bin storage area, the proposal is acceptable and policy compliant in this regard.

## **7.36 Energy and Water Sustainability**

Policy KP2 of the Core Strategy requires that: “at least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources)”. Policy DM2 of the Development Management Document states that: “to ensure the delivery of sustainable development, all development proposals should contribute to minimising energy demand and carbon dioxide emissions”. The same policy requires all new development to provide “water efficient design measures that limit internal water consumption to 105 litres per person per day (lppd) (110 lppd when including external water consumption). Such measures will include the use of water efficient fittings, appliance and water recycling systems such as grey water and rainwater harvesting”.

- 7.37 No details have been submitted with the application to demonstrate whether the development would meet the target of renewable energy sources covering at least 10% of the anticipated energy consumption in line with policy requirement or how the water consumption would be limited. It is considered that the requirements for renewable energy and restrictions on water usage could be controlled with conditions. This aspect of the development is, therefore, considered to be acceptable and policy compliant in these regards.

## **Ecology and Essex Coast RAMS**

- 7.38 The site falls within the Zone of Influence for one or more European designated sites scoped into the emerging Essex Coast RAMS. It is the Council's duty as a competent authority to undertake a Habitats Regulations Assessment (HRA) to secure any necessary mitigation and record this decision within the planning documentation. Any new residential development has the potential to cause disturbance to European designated sites and therefore the development must provide appropriate mitigation. This is necessary to meet the requirements of the Conservation of Habitats and Species Regulations 2017.
- 7.39 Only new residential developments where there is a net increase in dwelling numbers are included in the RAMS. It excludes replacement dwellings (where there is no net gain in dwelling numbers) and extensions to existing dwellings including residential annexes.
- 7.40 In this instance, the proposal would result in no net change to the number of residential units as from one dwellinghouse there would be one HMO unit. The development is acceptable and in line with policies in this regard.

## **Community Infrastructure Levy (CIL)**

- 7.41 As the development does not create any new floorspace and does not involve the creation of a new dwelling (Class C3), the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable.

## **Equality and Diversity Issues**

- 7.42 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic

and those who do not. Officers have in considering this application and preparing this report had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

## **8 Conclusion**

- 8.1 Having taken all material planning considerations into account, it is found that the development would be acceptable and in line with the objectives of the relevant local and national policies and guidance. The proposal makes a contribution to the housing needs of the City through provision of a good standard of HMO accommodation which must be weighed in the overall planning balance against the loss of family dwelling house bearing in mind that, on the available information, such use operationally ceased many years ago. The proposal would, subject to conditions, result in acceptable impact on the character and appearance of the area and the living conditions of future occupiers. The proposed development would also result in an acceptable impact to neighbouring residential amenity. This application is, therefore, recommended for approval subject to conditions.

## **9 Recommendation**

### **9.1 GRANT PLANNING PERMISSION subject to the following conditions:**

- 01 The development hereby permitted shall begin no later than three years from the date of the decision.**

**Reason: Required pursuant to Section 91 of the Town and Country Planning Act 1990.**

- 02 The development shall only be undertaken in accordance with the following approved plans: 01 Site location plan, 01 Existing, and 03 revision A Proposed.**

**Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with policy DM1 of the Development Management Document (2015).**

- 03 Before the development hereby approved is occupied the materials used on the external surfaces of the development must match those used on the external surfaces of the existing property.**

**Reason: To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with policy DM1 of the Development Management Document (2015).**

- 04 Prior to first occupation of the development as hereby approved, details of how waste is to be stored on site, how materials for recycling will be stored separately and how waste management for the development will provide for the collection of general refuse and re-usable and recyclable waste shall be submitted to and approved in writing by the Local Planning Authority. Waste management at the site shall be carried out in accordance with the approved strategy.**

**Reason:** In the interest of achieving sustainable development as referred to in the NPPF (2021) and in accordance with Policy KP2 of the Core Strategy (December 2007) and Policy DM2 of the Development Management Document (July 2015).

- 05** The development hereby approved shall not be occupied until and unless secure covered cycle storage for at least ten (10) cycles has been provided on site in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. The agreed details shall be provided and made available for use by the development's occupiers and their visitors, prior to first occupation of the development, and shall be retained thereafter for the lifetime of the development.

**Reason:** To ensure the provision of adequate cycle parking in accordance with the National Planning Policy Framework (2021), Policies KP2, CP3 and CP4 of the Southend-on-Sea Core Strategy (2007), Policy DM15 of the Southend-on-Sea Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

- 06** A scheme detailing how at least 10% of the total energy needs of the development will be supplied using on site renewable sources must be submitted to and agreed in writing by the Local Planning Authority and implemented in full prior to the first occupation of the dwellings. This provision shall be made for the lifetime of the development.

**Reason:** To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) Policy KP2, Development Management Document (2015) Policy DM2, and the advice contained within the National Design Guide (2021) and the Design and Townscape Guide (2009).

- 07** The development hereby approved shall incorporate water efficient design measures set out in Policy DM2 (iv) of the Development Management Document to limit internal water consumption to 105 litres per person per day (lpd) (110 lpd when including external water consumption), including measures of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting before it is occupied.

**Reason:** To minimise the environmental impact of the development through efficient use of resources and better use of sustainable and renewable resources in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policy DM2, and the advice contained within the National Design Guide (2021) and the Design and Townscape Guide (2009).

- 08** Notwithstanding the provisions of the Town and Country Planning Act 1990 (as amended) the building, the accommodation in which is being altered under the provision of this permission, shall not at any time be adapted to enable formation of more than ten (10) bedrooms and the property shall not be occupied by more than ten (10) people at any one time.

**Reason:** To ensure the use hereby approved would offer acceptable living conditions for its occupiers in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1, DM3 and DM8.

- 09** Prior to the first occupation of any HMO unit, details of Residential Travel Packs shall be submitted to and approved in writing by the local planning authority. The approved travel packs shall then be provided to each HMO unit within 1 month of first occupation.

**Reason:** In the interests of sustainability in accordance with the National Planning Policy Framework (2021), Core Strategy (2007) Policies KP2, CP3 and CP4, Development Management Document (2015) Policy DM15, and Design and Townscape Guide (2009).

**Informatives:**

- 1** You are advised that as the development equates to less than 100 sq m of new floorspace, and does not involve the creation of a new dwelling (Class C3), the development benefits from a from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See the Planning Portal or the Council's website ([www.southend.gov.uk/cil](http://www.southend.gov.uk/cil)) for further information.
- 2** You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.
- 3** The Local Planning Authority has acted positively and proactively in determining this application, by assessing the proposal against all material planning considerations, including planning policies and any representations that may have been received. Planning permission has been granted subject to conditions as the proposal was found to be compliant with the objectives of planning policies and guidance and there were no material considerations to justify reaching a different conclusion. A detailed analysis of the proposal is set out in a report on the application prepared by officers.
- 4** Future occupiers will not be eligible for a town centre or residential parking permits.