

19.01.2024 ADDENDUM

Item No: 4

Application No:	23/01577/FUL	Author	Rebecca Andison
Date valid:	17 November 2023	:	
Target decision date:	12 January 2024	☎:	0191 643 6321
		Ward:	Wallsend

Application type: full planning application

Location: 12 Coronation Street Wallsend Tyne And Wear NE28 7LT

Proposal: Proposed rear 2 storey extension. Loft conversion with 3no new roof windows and conversion of residential dwelling into 2 HMOs (1no. 4-bed and 1no. 8-bed)

Applicant: Mr Taylor, Ford Rufus Ltd Sm Business Centre Barnfield Road Spennymoor DL16 6EL

Agent: Wardman Brown, Mr Lee Wardman 113 Stanhope House Stanhope Road South Darlington DL3 7SF

RECOMMENDATION: Minded to grant legal agreement req.

1.0 Additional Consultee Comments

1.1 Northumbria Police

1.2 Northumbria Police recognise that HMO's serve a purpose in the housing market, but our experience has shown that they also generate a disproportionate level of crime and disorder concerns

1.3 The development is to restore the single dwelling and back into two flats.

1.4 The ground flat has plenty of communal space for the 4 rooms and due to the room size they are designed for single occupancy, and we have no objection to the design of this flat, as the door is to be re-instated the door is recommended to be to the standard PAS 24 – 2022 and each of the room doors should have a good quality lock.

1.5 The first-floor flat is more ambitious with twice the number of bedrooms but the same amount communal space, as well as the dwelling is over 5 bedrooms.

1.6 By virtue of Schedule 3 paragraph 2.2 of the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) where there are five or more occupiers of an HMO, every unit of

living accommodation must contain a wash hand basin with appropriate splash back. No such provision is shown in the plans for bedrooms.

1.7 Room 1 of this flat will have little natural light into the room due the position of the wall, the 4 rooms in the roof space are just above the required size for a single person but the useable space is reduced due to the slope of roof.

1.8 Northumbria police have concerns over the first-floor flat living spaces. Experience has shown that residents of HMO's designed to minimum space standards tend to spend more time away from the property, and in areas across Northumbria we have seen this can lead to more ASB in a locality.

1.9 HMO properties typically offer short term accommodation for residents with no vested interest or even personal connection with the local area, this transience offers very little to place building and sense of community.

1.10 The LPA recognises in its own Local Plan (Para 7.114) that HMO's help to "meet housing need and makes an important contribution towards a diverse and sustainable mixed community, but that the quality is often poor, both internally and externally, and can have a negative impact upon the overall character of a community".

1.11 For the first floor dwelling Northumbria Police have concerns that the maximum residential capacity is overly ambitious and the division of internal space inappropriate. From a crime and disorder perspective this can potentially add to tensions between tenants. Accordingly, we object to the proposal in its current form.