

**Application** 12/01092/FUL

**Relevant Planning History**

10/01592/FUL - Single storey rear extension and roof extension to form barn-hip roof, with front and rear dormer windows – Conditional Approval  
23.12.2010

11/00034/FUL - Single storey rear extension and roof extension to form barn-hip roof, with front and rear dormer windows to facilitate change of use of existing dwelling to a 7-bed house in multiple occupation (HMO class sui generis) – Refused 10.03.2011

**Reason 1**

The change of use of the property from a C3 family dwelling to a 7 bedroom house in multiple occupation (HMO) in this location, taking into account the number of existing HMO's already in the area, will result in an unacceptable intensification in the use of the property. This would, by reason of increased parking demands, additional general activity/noise/disturbance, be to the detriment to the character of the area and the amenity of nearby residents.

**Reason 2**

The application fails to demonstrate how the car parking demands of the development will be met without harming the visual amenities of the area or prejudicing highway safety. Failure to demonstrate how cars will be parked on site may lead to excessive vehicles parking on the site frontage and would increase the likelihood of vehicles waiting on the public highway to enter the site leading to obstruction of the free flow of traffic on University Road.

12/00346/FUL - Internal changes to facilitate change of use from C4 (house in multiple occupation) to 7 bedroom, Sui Generis HMO (resubmission 11/00034/FUL) – Refused 03.05.2012

**Reason**

The application fails to demonstrate how the car parking demands of the development will be met without harming the visual amenities of the area or prejudicing highway safety. Failure to demonstrate how cars will be parked on site may lead to excessive vehicles parking on the site frontage and would increase the likelihood of vehicles waiting on the public highway to enter the site leading to obstruction of the free flow of traffic on University Road.