

North Northamptonshire Area Planning Committee (Wellingborough)

Application Reference	NW/22/00585/FUL	
Case Officer	Mr Graham Northern	
Location	34 Finedon Road Wellingborough NN8 4EB	
Development	Change of use from a Residential Care Home (C2) to a 9 bed, 9 person HMO (Sui Generis)	
Applicant	Mr L Orefice	
Agent	Mr A Jelley	
Ward	Finedon Ward	
Overall Expiry Date	11 October 2022	
Agreed Extension of Time	14 October 2022	
Checked	Senior Development Management Officer	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation as more than 5 letters of objection have been received and the recommendation is for approval.

1. Recommendation

That planning permission be **GRANTED** subject to the conditions listed at the end of the report

2. The Application Proposal and Background

2.1 Planning permission is sought to change the use of a former care home (C2 use - residential institution) to a house of multiple occupation (Sui Generis) for 9 persons. The proposals do not seek to add any additional built form and make use of the existing building and its curtilage.

2.2 The application was accompanied by a design, access and planning statement, a management plan and a parking beat survey.

Background

2.3 Planning permission was refused previously under reference NW/22/00373/FUL for a change of use to a house in multiple occupation for 11 persons, including extensive additional built form to the rear of the existing property.

3. Site Description and Surroundings

3.1 The application site comprises a large double bay fronted end of terrace dwelling situated on the corner of Adams Close and Finedon Road. It comprises a dwelling of white render construction to the frontage with a brick projecting entrance and a dormer positioned in the centre of the front roof slope. To the rear of the property has an "A" symmetrical two storey projection which occupies half the width of the rear adjoining No 32 Finedon Road and with windows to both the rear façade and the side façade looking over the remaining garden area. No 32 Finedon Road has a similar rear projection which adjoins the rear projection to the application property.

3.2 The host dwelling has a detached double garage accessed to the side/rear of the property via Adams Close and the garden is enclosed by fence panels set between brick piers.

3.3 The properties to Finedon Road are large Victorian style with common features such as traditional windows, bay windows, brick detailing around doors and render used extensively.

3.4 The applications property and that of No 36 Finedon Road to the adjacent side of Adams Close both have rear projections but to both properties these are set in from the original side elevation of the dwelling which reduces their prominence and dominance from the street scene.

3.4 Adams Close presents a more modern residential road with brick predominant and properties of a more generic character. The dwellings on Adams Close are well set back from the entrance to the road however and there's a clear separation between the two characters.

4. Relevant Planning History

NW/21/00130/FUL	Application withdrawn To change use from care home (C2 Use) to one 4-bedroom residential dwelling (C3 use).	01.04.2021
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NW/21/00460/FUL	Approved with conditions Change of use from residential care home (Use Class C2) to a single dwelling (Use Class C3)	26.07.2021
NW/21/01030/FUL	Application withdrawn. Change of use from residential care home (C2) to a 14 bed HMO (Sui Generis)	22.03.2022
NW/22/00373/FUL	Refused. Change of Use from Residential Care Home (C2) to a 11 bed, 11 person HMO (Sui Generis) with two storey and single storey rear extension and loft conversion to rear	18.07.2022
WP/1999/0540	Approved with conditions Change of use from dwelling house to become a residential care home for adults with learning difficulties for more than six people	02.02.2000
BW/1985/0731	Approved Demolition and reconstruction of existing out building	
WP/2003/0169	Approved Retention of planning permission WP/99/540 with non-compliance with condition 2; proposed number of adults with learning difficulties to be 7 with 1 member of staff	18.06.2003
WP/2003/0081	Approved with conditions To make regular use of garage for gardening and craft purposes in association with existing use of property as residential care home.	26.03.2003

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Wellingborough Town Council – No comments received to date.

5.2 Neighbours/Responses to publicity - 10 letters of objection have been received which raise:

- Crime and Threat of Crime
- Lack of Parking, intensification of on street parking. Finedon Road and Adams Close are used as parking for the visitors of Eastfield Park-highly used public space, that attracts a lot of weekend parking for sports, matches and general use, families with children. The road is regularly congested
- The road is already dangerous from parked cars reducing visibility.
- Validity of parking beat survey
- Overlooking and privacy impact
- Waste and refuse generated and no provision
- Overdevelopment of the site
- Noise and disturbance generated

- Intensification of use, 9 people could easily be significantly more with visitors' partners etc.

5.3 Local highway Authority (LHA)

In view of the results of the parking survey the Local Highway Authority does not intend to raise an objection to the application on highway safety or capacity grounds

Parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

The parking survey submitted in support of the application indicates that limited but sufficient on street accommodation can be found in the vicinity of the application site. This form of parking provision imposes demands upon car owners and will oblige them to seek spaces possibly at some distance from their homes. It is generally noted that where parking provision for a development is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, leading to unsightly and possibly dangerous roads in and around developments.

On-street parking cannot be allocated or assigned to any individual person or property and its availability to accommodate the parking requirements of the development cannot be assumed or relied upon.

5.4 NNC housing development officer

Do not have any comments from an affordable housing perspective as it will need to be reviewed by the private sector housing team.

5.5 NNC Private sector housing team

No comments received.

5.6 NNC Crime prevention design advisor – Recommend informative and raise no objections

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

Policy 1 (Presumption in favour of sustainable development);

Policy 4 (Biodiversity and Geodiversity)

Policy 5 (Water environment, resources and flood risk management)

Policy 6 (Development on brownfield land and land affected by contamination)

Policy 8 (North Northamptonshire place shaping principles);
Policy 11 (The network of urban and rural areas)
Policy 28 (housing requirements)
Policy 29 (Distribution of new homes)
Policy 30 (Housing mix and tenure)

6.4 Other Relevant Documents:

Sustainable Design
Biodiversity
Upper Nene Valley Special Protection Area
Planning Out Crime in Northamptonshire
Parking

7. Evaluation

Principle of Development and material considerations

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.7 Policy 11 (1) (a) of the JCS seeks the growth towns such as Wellingborough to be the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development.

7.8 Policy 29 of the JCS sets out that housing will be located in line with the spatial strategy with a strong focus at the growth towns followed by the market towns. The re-use of previously developed land and buildings will be encouraged.

7.9 In addition to the specific NPPF requirements set out above, paragraph 132 states that ‘applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

7.10 The proposed development is for a residential use in a residential area and would make a positive contribution to the North Northamptonshire’s Housing Requirements and provides a sustainable reuse of a building. Furthermore, the site is in a sustainable location adjoining existing residential properties within close proximity to the town centre, employment areas, health facilities, leisure facilities public transport including bus services and Wellingborough Station and is broadly acceptable in principle subject to material considerations which are set out below.

Design, layout and the effect on the character and appearance of the surrounding area

7.11 JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.12 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.13 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.14 The proposals differ significantly from the previous proposals and refused planning permission reference NW/22/00373/FUL in that they make use of the existing building and do not propose any additional built form, as such the proposals do not have any design or character implications and are considered in accordance with policy 8 (d) (i) & (ii) of the JCS.

Living conditions of the neighbouring occupiers and Intensity of Use

7.15 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.

7.16 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users. The application property is a large Terrace property which originally would have provided generous size accommodation and suited a large family. The existing lawful use of the property is residential care home Use Class C2 – in which it is understood up to 7 persons were cared for. Planning permission has been granted to convert the property into a dwelling (C3).

7.17 Previous proposals sought for 14 persons (under withdrawn application reference NW/21/01030/FUL) and 11 persons (under refused planning permission reference NW/22/00373/FUL) house in multiple occupation and resulted in a significant expansion of the host buildings floorspace. Following a previously refused planning permission reference NW/22/00373/FUL the applicant has removed the previously proposed extensions and sought to convert the existing property into a 9 persons house in multiple occupation.

7.18 Whilst objections have been received that still raise intensification of use and the disturbance arising from it, officers consider that the proposals now represent a development that on balance given the fallback position of the care home use previously which was home to 7 persons and would have had a staff shift pattern is acceptable and will not result in a significant intensification of the use of the property.

7.19 In addition as a residential dwelling the property would have sufficient capacity to facilitate a very large family of 9 inhabitants.

7.20 The application has attracted substantial objections from the local community with many citing the scale and intensity of the proposals as a key concern which would erode their present amenity and result in noise and disturbance of an unacceptable degree.

7.21 Whilst it could be argued that the care home would have also resulted in noise and disturbance, a care home is staffed and officers consider that the previous use would be better managed to prevent disturbance arising with visitor hours and comings and goings readily controlled which is not feasible in the proposed use. None the less the scale of development has been reduced significantly from previous proposals to a point whereby officers consider the number of residents given the size of the property would be acceptable.

7.22 The removal of additional built form (extensions) also reduces the level of activity especially along the party neighbouring boundary and would provide residents with greater private outside space for amenity. All of which provides a better living environment for future residents and results in a less intense form of development.

7.23 The application is also accompanied by a management plan which outlines that residents agree to a set of rules and that the management will undertake regular inspections. The document does not however give any form of management and mitigation should neighbouring properties be impacted upon by residents' actions or behaviours or a contact for this to be reported.

7.24 The proposals are considered on balance an acceptable form of development that will not significantly harm residential amenity and as such complies with policy 8 (e) (i) of the JCS and paragraph 130 of the NPPF.

Space Standards for Houses in Multiple Occupation.

7.25 The Central Licensing Administration Unit for Northamptonshire also sets out the standards required for amenities within houses in multiple occupation particularly around cooking and dining space. (Please see appendix to this report) These standards are not legally binding but give a good foundation as to what minimum expectations are for licensing authorities across the East Midlands.

7.26 The minimum legal licensing requirement for a 1-person room is 6.51 square metres and 10.22 square metres for 2 persons in terms of houses in multiple occupation. It is however recommended in the above standards that a 1-person room should measure a minimum of 8 square metres and 2-person room should measure a minimum of 12 square metres. The proposals provide 9 bedrooms with the smallest measuring a minimum of 10 square metres and all would be single occupancy as such the proposals comply with legal requirements as well as the technical standards.

Effect on the Upper Nene Valley Special Protection Area

7.27 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

7.28 Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene

Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

7.29 The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

7.30 Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

7.31 A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicant has made an SPA mitigation payment of £322.41 April 2021 and the development meets the criteria set out in the SPA SPD for this approach to be taken.

7.32 The proposed development would comply with Policy 4 of the JCS and with the requirements of the SPA SPD. The contribution provided will be used for measures to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

Highway Safety

7.33 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.34 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.35 Parking accommodation should be provided in accordance with the Northamptonshire parking standards (2016) and satisfy policy 8 (b) (i) of the JCS. As stated in the parking standards an HMO shall provide on plot parking at the ratio of 1 parking space per bedroom.

7.36 Paragraph 111 of the NPPF also confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.37 The proposals provide no off-street parking provision due to the two parking spaces forward of the garage being of inadequate size less than 5.5 metres in length. The space in front of the garage at the furthest point from it to the footpath measures 5.3 metres and at the shortest side measures 4.5 metres, as such it is unlikely that parking would be achievable other than for 1 small car nevertheless the space does not meet the requirement of 5.5 metres in length.

7.38 A parking beat survey has been submitted to demonstrate that there is suitable provision on the street for the proposals. The survey was undertaken between the hours of 0100 and 0500 on the 4 November 2021 and 6 November 2021. The survey found a total average of 310.5 spaces available within 200 metres over the two days surveyed. On Adams Close the nearest street 9 spaces were available on one day and 10 on the other given a 9.5 space average. Finedon Road had an average of 28 spaces available across the two surveys.

7.39 The applicant indicates cycle storage of 1 cycle space per bedroom details of which would be secure via condition

7.40 Highways raise no objections to the proposals on the grounds of highways safety and capacity.

7.41 A large number of objections have been received with the majority raising parking and the lack of it incorporated within the proposals which they consider will lead to highway safety issues as well as additional conflict in the area as a result of demand for spaces. The validity of the parking beat survey has also been questioned with residents raising the point that the results could simply be the best that were achieved over extensive surveys and that they only give a snapshot of the 24 hour 7 day picture in the area with some raising that at weekends during the day many use the open space opposite and parking is congested.

7.42 It is undeniable that the use of creating 9 single bedrooms will result in some intensification of on street parking use and the vehicular comings and goings. The applicant argues that the lawful use as a care home would have generated traffic. It is unlikely care home residents would own cars for one and secondly, they are unlikely to be making indiscriminate numbers of journeys.

7.43 It is considered that a house in multiple occupation use would lead to an increased demand for on-street parking space. It is however also a material consideration that the parking beat survey found there to be sufficient capacity on nearby streets to accommodate the necessary parking spaces.

7.44 Officers consider that objectors have raised valid points, however the site is located in a sustainable location within walking distance of the town centre, health, leisure, employment uses and close to public transport services which include bus and a main line railway station and NNC highways development management engineer have not raised any adverse concerns in relation to parking or safety and as such the proposals are on balance considered to comply with policy 8 (b) (i) of the JCS.

Crime and disorder

7.45 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.46 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.47 The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.48 The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.49 The crime prevention officer raises no objection to the proposed use and as such it is considered to comply with policy 8 (e) (vi) of the JCS.

8. CONCLUSION/PLANNING BALANCE

8.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to promoting sustainable development. The proposal is not considered to result in any significant detrimental impact to residential amenity or highway safety and is on balance considered acceptable subject to the conditions below.

9. RECOMMENDATION

9.1 That planning permission be **GRANTED** subject to the conditions listed below.

10. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall also be carried out in accordance with the following plans unless otherwise required by conditions attached to this permission.

Drawing (00)05 Site Location Plan received 16 August 2022

Drawing (00)04 Proposed Block Plan Received 16 August 2022;

Drawing (00)03 Propose Plans and Elevations Received 16 August 2022

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. The use of the building hereby approved as a House of Multiple Occupation (sui generis) shall be used for 9 residents only.

Reason: To safeguard the amenity of the occupiers of adjoining premises and in the interests of amenities of existing and future residents in accordance with policies 8 (b) (i) and 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

4. No building or use hereby permitted shall be occupied or the use commenced until detailed plans of a refuse store, its location and design have been submitted and agreed in writing by the local planning authority. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

5. Prior to the first occupation of the development hereby permitted details of the proposed bicycle parking shall be submitted to and approved in writing by the local planning authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

11. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken.


To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

3. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.
4. In addition to building regulation and fire safety requirements the following should apply: Ideally the doorsets used to access bedrooms from communal areas should be dual certified for both fire and security. A minimum requirement is that a bedroom doorset must meet building/fire safety regulations with the locking arrangement being multi-point or a certified BS lock fitted with internal thumb turn. Note: Only doorsets supplied as a complete product from a single source deliver the performance standard for fire safety, security, thermal transmittance and other criteria.

A Landlord's Guide

Amenities and space standards for Houses in Multiple Occupation





Not all of the standards contained within this document are legal requirements, however the standards contained within this guide have been adopted by the majority of Local Authorities in the East Midlands. This includes Derbyshire, Leicestershire, Lincolnshire, Northamptonshire and Nottinghamshire.

The standards are usually regarded as a **MINIMUM** but are a guide only. Other factors or compensatory features will be taken into account when inspecting a property, therefore allowing for a degree of flexibility in certain circumstances. These factors could include the shape of the usable living space, or the needs and wishes of the occupants.

Kitchens

- All kitchens shall be of such a layout and size to adequately enable those sharing to safely store, prepare and cook food.
- Shared kitchens must be suitably located, normally not more than one floor away from any living accommodation except where dining room is provided next to kitchen.
- All equipment and facilities in kitchens shall be fit for purpose.

Bathrooms

- Any person with access to an en-suite facility shall be excluded from the calculations.
- Bathrooms and WCs must be of an adequate size and layout and be adequately heated and ventilated and should include humidstat-controlled extraction.
- All rooms in which a WC is located shall have a wash hand basin in the same room.
- All baths, showers and wash hand basins shall be fit for purpose and have taps supplying an adequate supply of hot and cold water.
- Bathrooms and WCs must be suitably located, not more than one floor away from any living accommodation.

General

HMO's with 5 or more occupants require a licence, please contact the Licensing Unit on 01832 742057.

Accommodation must have adequate means of space heating.

All areas should be fitted with appropriate fire detection and fire precaution equipment. Please contact your local Fire Officer to arrange an inspection.

HMO's with 6 or more occupants and those requiring any kind of building works may require building control approval.

HMO's of 7 or more occupants will require planning consent. Please contact your local Planning and Building Control Departments for more information:

- Kettering BC - 01536 410333
- Corby BC - 01536 464158 (Planning and Building Control)

- East Northants - 01832 742000
- Wellingborough – 01933 231902 (Planning) 01933 231908 (Building Control)

Minimum requirements for Houses in Multiple Occupation (HMOs)

Bathroom requirements

Occupiers	Up to 4	5	6 - 10	11 - 15
Shared WC with wash hand basin with splashback	1	1	2	3
Shared bath or shower	1	1	2	3
		WC must be in it's own separate room	One WC must be in it's own separate room	Two WCs must be in their own separate rooms

Kitchen requirements

Item	HMOs where occupants live as a cohesive group i.e. shared house	HMOs with more distinct units of accommodation and where occupants tend to live separately i.e independent living	Households within HMOs who have exclusive use of facilities i.e. bedsits
Cooker	Oven, grill and 4 ring cooker for every 5 occupants	Oven, grill and 4 ring cooker for every 3 occupants	Grill, oven and two hot rings (for a single person), or four hot rings (for a household)
Microwave	Optional – may allow extra sharing of cooking facilities at the council's discretion		

Kitchen sink	Sink and drainer with hot and cold water supply for every 5 occupants	Sink and drainer with hot and cold water supply
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Worktop	Depth – min 500mm Length – 0.5m per person for first 3 occupants plus 0.25 for each additional occupier		Depth – min 500mm Length – 1m per person
Electrical sockets over worktop	At least 4 sockets for every 5 occupants (excluding those in use for fridge, washing machine etc). Increase number proportionately for extra occupants		At least 4 sockets excluding those in use for fridges etc.
Dry Food storage	Single wall unit for each occupant	Double wall unit for each occupant	Double wall or single base unit for one person (proportionately more for households)
Fridge (with freezer compartment or separate freezer)	Standard size fridge with freezer compartment for every 5 occupants	Standard size fridge with freezer compartment for each household	Standard size fridge with freezer compartment
Refuse disposal	Please follow your Local Authorities waste disposal scheme		
Ventilation	A mechanical extraction fan in accordance with Building Regulation requirements		

Kitchens	7sqm if used by 1-5 persons
	For over 5 persons an additional 3sqm per person sharing the kitchen
Dining Space	2sqm per person (for those sharing the space)
	Any dining space (shared or for exclusive use) shall be suitable, and conveniently located (normally not more than one floor from the living unit)

Space standards

Any dining space (shared or for exclusive use) shall be suitable, and conveniently located (normally not more than one floor from the living unit)

Minimum requirements for Houses in Multiple Occupation (HMOs)

Bedroom requirements

Living areas

	1 person Room	2 person Room	3 person Room	4 person Room
Bedroom with no lounge or dining space elsewhere and cooking facilities not provided in bedroom	10 square metres	15 square metres	20 square metres	25 square metres
Bedroom with adequate lounge or dining space elsewhere & cooking facilities not provided in bedroom	8 square metres*	12 square metres*	17 square metres	22 square metres
Bedrooms with cooking facilities provided in the room	14 square metres	18 square metres	23 square metres	28 square metres

*The minimum legal requirement for a 1 person room is 6.51sqm and 10.22sqm for 2 persons