

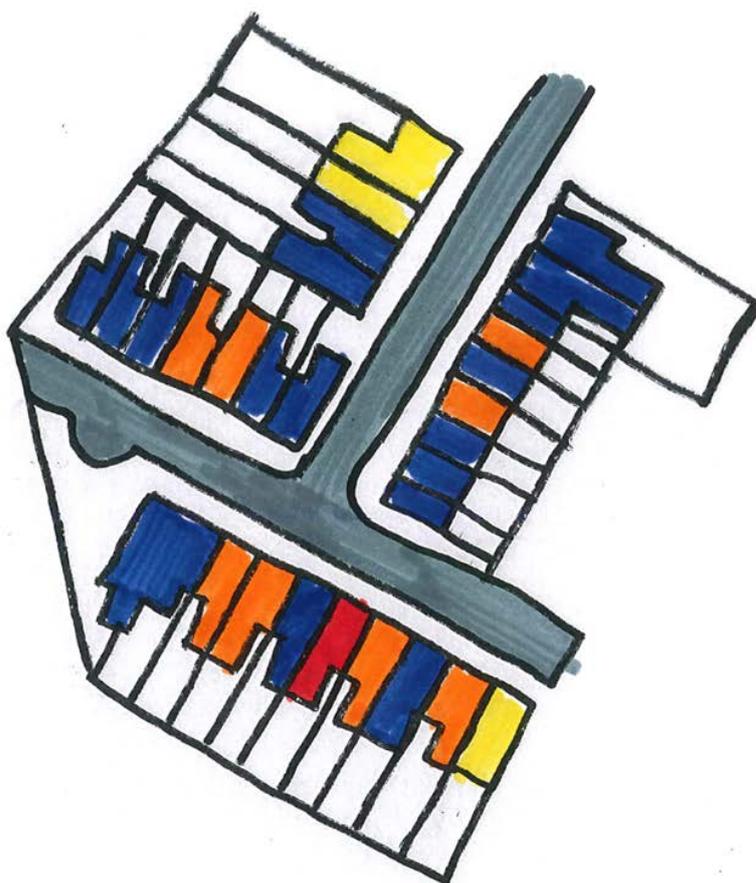
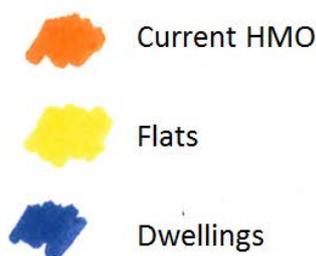


South Somerset District Council HMO Guidance Notes **Additional Information Requirements**

Additional information submitted with a planning application will aid its consideration.

- Every application for an HMO should include a survey of adjacent uses;
- Car Parking plan and Cycle storage plan;
- Refuse and recycling storage plan.

Survey of adjacent uses –
Red unit signifies application site



This information is required to demonstrate that the proposed HMO will not cause an undue concentration of such accommodation in the specific area. Illustrating neighbouring uses in this pictorial way will enable neighbours, planning and highway officers, town councillors and district members to assess the balance of accommodation. The exact scope of study can be agreed with the planning officer to ensure a sufficient area is surveyed. The survey should highlight current HMOs, flats, family dwellinghouses and commercial/retail premises where applicable. If the use/tenure of a building is unknown please annotate this. The LPA has not set any thresholds concerning the number of HMOs acceptable in any street or geographic area and therefore each application will be considered on its own merits. Pre-Application discussions are encouraged.

Parking Plan –

The application should also be accompanied by a car and cycle parking plan. Where a property contains off-street car parking it is useful to highlight these on plan.

The Somerset County Parking Strategy sets specific targets for car parking and cycle parking although not specifically for HMO accommodation. As such it is advised where appropriate that one parking space per bedroom is sought and that one cycle space is provided per occupant proposed. There will be situations where (substantially) less car parking is available and in these cases the applicant will need to show an assessment of parking demand compared to the use of the building as a family dwellinghouse and take into account local on-street parking availability and access to bus stops and cycle routes.

Details for the secure storage of the cycles will be necessary (corridors and landings will not be acceptable, a separate shed or outbuilding with good access for cycles is ideal).

Refuse Plan –

Compared to a family dwellinghouse the change of use to an HMO normally means an increase in refuse and recycling receptacles. The planning application should set out where these receptacles will be stored and where they will be placed on collection day. Unless rear access is not available bins and crates should generally be stored at the rear of the building so as not to impact on the appearance of the street. More details regarding the household refuse and recycling receptacles need to serve an HMO can be sourced from the Somerset Waste Partnership.



These stores may be appropriate to the frontage of a property if no rear access possible.

Signposting –

The assessment and eventual decision on the planning application, if positive, will then signpost the provision of the HMO to other Council departments such as Building Control and Housing Standards.