

DESIGN AND ACCESS STATEMENT.

43, Dewsbury Road,
Harold Hill,
Romford.

The proposal is for a change of use from a one family Dwelling house to a house of Multiple occupation for three people. As a semi detached property, all the bedrooms are contained within the confines of the existing building.

From the plans submitted, the final square meters of the proposed buildings are as follows: Bedroom one 12.67 Square metres, Bedroom two 8.41 Square metres and Bedroom three 10.52 Square metres, all of which complies with the Local Authorities "Private Rented Property Licensing Accommodation Standards".

Access will be from the front entrance door for the ground floor room and the access for the upper bedrooms are via the existing stair, there is a ground floor W.C area for the ground floor tenant to the rear of the property, which is to make it easier for the ground floor tenant. All kitchen appliances are to be for the availability of the tenants, but most of these are in place and additional Smoke Detection and Heat detection is to be made available prior to the tenants moving in to be agreed by the Licensing authority.

This house is approximately 7.10m lower than the unattached property, Number 45 and is approximately 1.48m distance from the common boundary. Number 45 is eventually having a single storey rear extension (P2253.21) of approximately 3 metres in depth, together with the rear room in roof, it is proposal this proposal would have little impact on that property, the attached property number 41 is presently a Council temporary rented accommodation and therefore, again no impact will be to that property.

As there is immediately a shortage of housing both in the local Authority and private sector rented accommodation, it is felt that having a HMO in this area would be an advantage, there is an HMO for five people at number 86, Dewsbury Road (Green area on site plan) which was prior to a Article 4 Planning permission on the Harold Hill area, this property has 5 people sharing the property, however it is felt that due to there being no other, at this time consent to extend, a property for three people is More appropriate.

It is felt that this proposal is supporting the Boroughs requirements regarding rental accommodation .