



# Information Bulletin

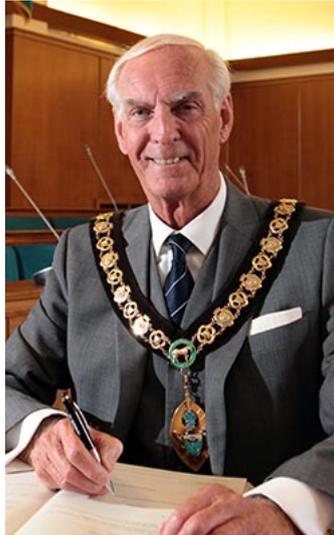
## September 2018

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Chairman's Engagements

Houses in Multiple Occupation (HMO) Licensing Changes from 1 October 2018

Planning Appeals



## **Engagements Undertaken by the Chairman of New Forest District Council Cllr Melville Kendal**

### **September 2018**

- 3rd        Raised the Merchant Navy Day flag at the Council's Appletree Court offices
- 5th        Represented the District at the presentation of the Queen's Award to the Pondhead Conversation Trust by HM Lord-Lieutenant of Hampshire
- 5th        Attended the Chairman of Hampshire County Council's civic day
- 10th      Attended the Mayor of Test Valley's "Showcasing Test Valley" event
- 13th      Represented the District at the annual general meeting of Age Concern New Forest, held at Marchwood Village Hall
- 19th      Attended the Mayor of Christchurch's civic day

### **The Vice Chairman, Cllr Allan Glass, also undertook the following engagements:**

- 28th      Attended the Mayor of Eastleigh's civic day

# **HOUSES IN MULTIPLE OCCUPATION (HMO) LICENCING CHANGES FROM 1 OCTOBER 2018**

## **Background Information & Current Situation**

The private rented sector is an important part of the New Forest housing provision, and it has undergone a rapid growth over the last 10 years. Overall this sector is the second largest tenure in England representing 20% of all households. Houses in multiple occupation (HMOs) form a vital part of this housing sector often providing accommodation for people whose housing options can be limited. HMOs are known to be commonly occupied by students, but we are finding that there are also a growing number of young professionals and migrant workers sharing houses and flats. Some HMOs are occupied by the most vulnerable in our society, and often these properties were not built for this type of occupation. The risk of overcrowding and fire can be far greater than other types of accommodation. To help 'police' standards in HMOs, mandatory licensing came into force in 2006, and originally applied to properties of 3 storeys or more with 5 or more people making up two or more separate households living in them. As the demand for HMOs increased in the twelve years since mandatory licensing was introduced there has been a significant increase in smaller properties being used as HMO accommodation (notably two storey houses originally designed for families and accommodation above high street shops).

## **New HMO Licensing Application**

In April 2018 Parliament approved secondary legislation which reforms the 'old' HMO licensing scheme, with the new rules coming into force on 1 October 2018. These new rules extend mandatory licensing to include any HMO occupied by 5 or more people in 2 or more households, where householders lack or share bathrooms, toilets and cooking facilities (in a building, converted flat and in some cases purpose built flats). There will no longer be a requirement for the property to be 3 storeys or more. There are also changes to the minimum room sizes used for sleeping accommodation and waste disposal. The timing of the legislative changes has meant a short 'lead-in' period for both local authorities and property owners. We are mindful of this, and have been working with local landlords and letting agents to publicise the changing responsibilities.

## **The New Forest Approach**

As a local authority we welcome the introduction of these changes to HMO licensing, and will be utilising them to assist in improving the general housing standards and occupant safety within this sector. Based on our local knowledge we are anticipating receiving between 300 – 400 new licence applications, and we have reviewed our staffing level to meet this new commitment and also our licence fee structure. Our new licence application fee is £900, plus £300 if the owner also wishes us to arrange for the plans to be drawn.

For further information or to refer a landlord or letting agent for advice please contact us on 023 8028 5151 or [housingenforcement@nfdc.gov.uk](mailto:housingenforcement@nfdc.gov.uk)

## PLANNING APPEALS

13 August 2018 - 14 September 2018

### NEW APPEALS

NAME	PROPOSAL
Ms Henry	Bungalow; access & parking; landscaping; demolition of existing garage <b>Land rear of 11, HEATH ROAD, HORDLE 18/10073</b>
Mr Ewens	Detached house; parking & landscaping <b>Land of 1 KENILWORTH CLOSE, NEW MILTON BH25 6BN 18/10182</b>
Mr & Mrs Mackenzie	Bungalow; parking; access from Croft Road; roof alterations to existing dwelling to include dormers to south & east elevations; roof lights; cropped gable; window & door alterations <b>Land of GORRAN HOUSE, 6 BUTLERS LANE, POULNER, RINGWOOD BH24 1UB 18/10173</b>
Mr Pierson	2 bungalows (Outline application with all matters reserved) <b>Land adjacent to 23 NEW ROAD, RINGWOOD BH24 3AU 17/11772</b>
Mr & Mrs Scammell	Use garage as 1 residential dwelling <b>47 BARNSFIELD CRESCENT, TOTTON SO40 8EU 17/11697</b>
A. J. Developments	1 terrace of 3 houses; associated parking; demolition of existing (Outline application with details only of access, appearance, layout & scale) <b>VICTORIA COTTAGE, VICTORIA ROAD, MILFORD-ON-SEA SO41 0NL 18/10576</b>
Mr and Ms Tong and Mills	Roof alterations to create new first floor; two-storey side extension; single-storey side and rear extensions <b>67 LACKFORD AVENUE, TOTTON SO40 9BS 18/10650</b>
Pennyfarthing Homes	Development of 42 dwellings comprised: 17 detached houses; 8 semi-detached houses; 11 terraced houses; 6 flats; garages; parking; landscaping; estate roads; junction access; footpaths; open space, play area; 5 allotments; cycleway <b>Land north of SCHOOL LANE, MILFORD-ON-SEA 17/10606</b>
Mr Wells	Single-storey and first-floor rear extensions (part Retrospective) <b>61 SOUTH STREET, HYTHE SO45 6EA 18/10594</b>

### CIL APPEAL

NAME	PROPOSAL
Mr Durno	House <b>GOLDEN HILL FARM, 80 ASHLEY LANE, HORDLE SO41 0GA 17/10352</b>

## APPEAL DECISIONS

NAME	PROPOSAL	DECISION
Mr G Jepson	House; access; parking & landscaping Land rear of <b>6 LIME CLOSE, DIBDEN PURLIEU, HYTHE SO45 4RD</b> <b>17/11218</b>	Dismissed. I note the appellant's point that the development would be located within an existing urban centre in accordance with policy CS10 of LP2, however whilst this may be true, it does not outweigh or justify the harm I have identified in terms of harm to character and appearance. For the reasons set out above and having regard to all other matters raised, the appeal is dismissed.
DMG Retirement Trust	Use as 3 dwellings (Prior Approval Application) <b>FORMER DAIRY SITE, MILFORD ROAD, PENNINGTON, LYMINGTON SO41 8DW</b> <b>17/11278</b>	Dismissed.
Mr & Mrs Mullens	Two-storey infill extension; front porch alterations <b>KNOLL FARM HOUSE, NORTH END, DAMERHAM SP6 3JJ</b> <b>17/11276</b>	Allowed. Exercising my duty under section 38(6) of the Planning and Compulsory Purchase Act 2004 as amended, I find that whilst the development would be in excess of the 30% limit on cumulative floorspace increase imposed by Policy DM20 of the LP2, and would not meet the exceptions listed, it would otherwise comply with the design requirements set by the policy. As such I find that the development would have no adverse impact on the character and appearance of the area. As no other harm arising from the breach of the 30% limit is or has been identified within either the policy or by the Council, I conclude that there is no clear reason for the development to be restricted on these grounds. In my opinion these considerations indicate that planning permission should be granted despite conflict with Policy DM20. Though the Council has listed non-compliance with Policy CS10 of the Core Strategy: New Forest District

		<p>outside the National Park, this is a strategic policy that does not appear to be directly relevant to domestic extensions and would not be breached by the appeal scheme in my view.</p> <p>I have applied a condition setting out a time limit for implementation, and identifying the approved plans for certainty. I have also applied a condition requiring use of matching materials to ensure that the development is harmonious.</p>
Mr Breaker	<p>Roof alterations in association with new first floor, two storey front extension  <b>8 POWERSCOURT ROAD,  BARTON-ON-SEA,  NEW MILTON BH25 7PD  18/10350</b></p>	<p>Allowed. For the reasons given, I conclude that the proposal would not harm the character or appearance of the area. Accordingly, in the absence of any other conflict with the development plan, and having regard to all other matters raised, the appeal is allowed.</p>
Dr Goulding	<p>Roof alterations to extend first floor; two storey rear extension; single-storey side extension  <b>50 SEYMOUR ROAD,  RINGWOOD BH24 1SH  18/10578</b></p>	<p>Allowed. There would be a number of rooflights but only the two rearmost on the rear elevation, which would serve a bathroom area, might affect neighbours. Any harm could be mitigated by requiring obscure glazing and the windows to be fixed shut. Any potential overlooking could also be mitigated in the same way. I note the concern of a local resident that the plans are not accurate but I accept that they are based on the survey information. Reference has been made to previous decisions relating to nearby sites but each case should be considered on its own merits as locations differ. None of these other matters would justify dismissing this appeal.</p>

**For further information contact Appeals Services (Planning Department),  
Appletree Court, Lyndhurst.**