

I have had a look at the plans submitted for this planning application and the layout looks to be suitable. All of the room sizes are adequate even allowing for the area below 1.5m in the second floor bedrooms.

The only concern the I would raise is in relation to the kitchen amenities as our standards are 1 complete kitchen for every 5 occupants and it appears that a double sink will be installed to allow for this but there is only 1 hob highlighted on the plans. The kitchen would be an adequate size for 8 occupants.

As you are aware the property would require a mandatory HMO licence once the conversion has been completed.

Environmental Health Officer

Private Rented Sector Enforcement Team