

PLANNING COMMITTEE – 5th February 2026**PART 2**

Report of the Head of Planning

PART 2Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 25/504680/FULL		
PROPOSAL Proposed change of use of existing building to 9 bed HMO (Sui Generis).		
SITE LOCATION 6 Marine Parade, Sheerness, Kent. ME12 2AL		
RECOMMENDATION Delegate to the Head of Planning to grant planning permission subject to appropriate safeguarding conditions as set out in the report and the payment of the SAMMS tariff, with further delegation to the Head of Planning to negotiate the precise wording of conditions, including adding or amending such conditions as may be consequently necessary and appropriate.		
APPLICATION TYPE Full (Minor)		
REASON FOR REFERRAL TO COMMITTEE Objection from Sheerness Town Council including a request for the item to be presented to the Council's Planning Committee.		
CASE OFFICER Kelly Sharp		
WARD Sheerness	PARISH/TOWN COUNCIL Sheerness Town Council	APPLICANT Mr Andrew Johnstone - AJJ Management Ltd AGENT Mrs Hayley Richardson – Planning Geek
DATE REGISTERED – 13/11/2025		TARGET DATE – 13/02/2026
BACKGROUND PAPERS AND INFORMATION: Documents referenced in report are as follows: - All drawings submitted All representations received The full suite of documents submitted pursuant to the above application are available via the link below: - https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T5O4BWTYHSI00		

1. SITE LOCATION AND DESCRIPTION

- 1.1 6 Marine Parade is a large four-storey (including lower ground floor) end of terrace residential property. It is located on a prominent corner plot on the junction of Marine Parade and Berridge Road.
- 1.2 There is no front amenity space and the front door is accessed directly from the footpath on Marine Parade. There is a private amenity space to the rear of the property along with two garages.
- 1.3 The site lies within the built-up area boundary of Sheerness and is also located within the Marine Town Conservation Area. The Grade II listed Neptune Terrace lies circa 25m to the north of the property.
- 1.4 The site lies within Flood Zone 3.
- 1.5 The property lies within a street comprising of residential terraces to the west along Marine Parade and within Berridge Road which is adjacent to the dwelling. Within this section of Marine Parade to the east are a number of residential flats as well as commercial businesses. Adjacent to the property at no. 7 is a commercial hairdresser at ground floor with residential flats above.

2. PLANNING HISTORY

- 2.1 25/503548/LAWPRO - Lawful Development Certificate Proposed conversion of dwellinghouse (C3) to 6 bed HMO (C4).
Approved: 21.10.2025
- 2.2 SW/03/0833 - Three storey rear extension plus lower ground floor store.
Grant of Conditional PP 01.09.2003
- 2.3 SW/03/0419 - Three storey rear extension, plus lower ground floor store.
Refused: 21.05.2003
- 2.4 SW/01/0012 - Change of use from guest house to single dwelling.
Grant of Conditional PP : 22.02.2001

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks planning permission for the change of use of the existing residential property to a nine-bedroom HMO.
- 3.2 Internally, two bedrooms will remain to the lower ground floor where each will have an ensuite. A utility room, store rooms and a WC will also be located on this floor. At ground floor will be the third bedroom with an ensuite, a kitchen and dining room. At

first floor will be three bedrooms (one with ensuite) and a separate shower room. Three bedrooms will be located on the second floor (one with ensuite). The loft space will be used as a safe refuge should climate change increase the likelihood of a breach in the defences affecting the site along with an additional store area.

3.3 No external changes to the building are proposed.

3.4 Within the rear amenity area will be a timber enclosure to store the bins as well as a vertical bicycle hanger shelter for a minimum of 9 bicycles.

4. REPRESENTATIONS

4.1 One round of consultation has been undertaken during which letters were sent to neighbouring properties. A site notice was displayed at the site whilst an advert was also placed in the press. No letters from neighbours were received.

4.2 **Sheerness Town Council** were consulted on the application. In response to the consultation they raised an objection on the following grounds (full representations are available online):

Comment	Report reference
Concerns raised regarding the overdevelopment of the property.	Paragraph 7.12 – 7.14
Concerns with associated Flood Risk safety issues.	Paragraph 7.30 – 7.34

5. CONSULTATIONS

5.1 Set out below is a summary of matters raised in representations, with the comments reflecting the final position of the consultee. There has been one round of consultation for consultees.

5.2 **Mid-Kent Environmental Protection** have no issues regarding Air Quality, Land contamination or lighting. It is noted that the property is semi-detached in which noise from multiple occupants can potentially affect neighbouring properties as well as noise from individuals in the property unto others. They support the HMO management plan in dealing with any noise issues that may arise. They note that the property is also adjacent to a commercial property where issues could arise in the transfer of sound from certain activities associated with the business and have recommended a condition regarding commercial/residential noise transmission.

5.3 **KCC Highways** have advised that this development proposal does not meet the criteria to warrant their involvement.

5.4 **Environment Agency** raises no objection to the proposed development following review of the Flood Risk Assessment.

5.5 **SBC Private Sector Housing Manager** raises no objection considering that *‘the proposed bedrooms all meet or exceed the minimum size for single occupancy, and most are large enough to provide some private living space. Two rooms are slightly below the threshold for combined bedroom and living space, so the communal provision is important. The kitchen measures 11.2 m², which meets the required size for nine occupants, and the separate dining/living area is 15.5 m². While this is marginally below the recommended size for a communal living room, the overall shared space of 26.7 m² is considered reasonable for the proposed occupancy.*

Sanitary provision is very good: five en-suites and two shared shower rooms, all with WC and wash hand basin, and every bedroom has a wash basin in the en-suite or separately. This exceeds the minimum requirement for bathrooms and WCs for this level of occupancy.

In summary, the layout appears broadly capable of meeting space and amenity standards for a nine-bed HMO.’

6. DEVELOPMENT PLAN POLICIES

Bearing Fruits 2031: The Swale Borough Council Local Plan 2017 (the Local Plan)

ST1	Delivering sustainable development in Swale
ST3	The Swale settlement strategy
ST6	The Isle of Sheppey area strategy
CP3	Delivering a wide choice of high quality homes
CP4	Requiring good design
CP7	Conserving and enhancing the natural environment - providing for green infrastructure
CP8	Conserving and enhancing the historic environment
DM7	Vehicle Parking
DM14	General development criteria
DM16	Alterations and extensions
DM19	Sustainable design and construction
DM21	Water, Flooding and Drainage
DM28	Biodiversity and geological conservation
DM32	Development Involving Listed Buildings
DM33	Development Affecting a Conservation areas

Supplementary Planning Guidance SPG

Conversion of Buildings into Flats and Houses in Multiple Occupation

Supplementary Planning Documents

Swale Borough Council Parking Standards 2020

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7. ASSESSMENT

7.1 The main considerations involved in the assessment of the application are:

- Principle
- Visual Impact including Heritage
- Living conditions
- Highways and parking
- Flood risk
- Ecology

Principle

7.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that the starting point for decision making is the development plan unless material considerations indicate otherwise.

7.3 The NPPF provides the national policy context for the proposed development and is a material consideration of considerable weight in the determination of the application. The NPPF states that any proposed development that accords with an up-to-date local plan should be approved without delay. At the heart of the NPPF is a presumption in favour of sustainable development and for decision-taking this means approving development that accords with the development plan.

7.4 The application site lies within the built-up area boundary of Sheerness, where the principle of development is supported under Policy ST3 of the Local Plan. The proposal seeks the change of use of the existing residential building to a nine (9) bedroom HMO which would contribute to the provision of a wider choice of housing types and respond to local housing needs, in accordance with Policy CP3.

7.5 A Lawful Development Certificate has been granted under application 25/503548/LAWPRO for the conversion of the property to a six-bedroom HMO. This development therefore constitutes a fallback position that must be taken into account

during the determination of this application.

- 7.6 For reasons set out above, the change of use to a nine (9) bedroom HMO is considered acceptable in principle, subject to consideration of detailed matters including design, amenity, parking, flood risk and compliance with relevant supplementary guidance.

Visual Impact including Heritage

- 7.7 The NPPF attaches great importance to the design of the built environment and states that design should contribute positively to making places better for people. The Swale Borough Local Plan reinforces this requirement through policies CP4 and DM14, which require development proposals to be of high-quality design and to be in keeping with the character of the area.
- 7.8 The NPPF states that LPAs should identify and assess the particular significance of any heritage asset and consider the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Policy DM32 seeks to ensure that the setting of listed buildings is preserved, whilst Policy DM33 sets out that proposals should preserve or enhance the character and appearance of conservation areas.
- 7.9 Any planning application for development which will affect a listed building or its setting must be assessed in accordance with the requirements of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires a Local Planning Authority (LPA) to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.
- 7.10 A similar duty exists where the proposed development will be within a conservation area where section 72 of the same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 7.11 The application site is located within the Marine Town Conservation Area and circa 25m south of the Grade II listed Neptune Terrace (List entry no. 1258778), an early 19th-century two storey terrace. The part of Sheerness where the property is located forms one of the earliest phases of development in Marine Town and is characterised by unspoiled 19th-century Victorian terraces arranged in a cohesive rectilinear street pattern. As such, the area possesses a strong and consistent architectural character that contributes positively to the significance of the conservation area.
- 7.12 The proposed change of use would require minor internal reconfiguration but would not result in any external alterations to the building that would affect its appearance within the streetscape. A cycle store and refuse store are to be erected in the rear garden but would appear as small ancillary buildings within the existing curtilage that

would not be readily visible from public vantage points surrounding the site. The use of the building as a large HMO would therefore have a neutral impact on the character and appearance of the area.

- 7.13 In light of the above and given the absence of any external changes to the building, the proposal is considered to preserve the setting of the Grade II listed Neptune Terrace and the character and appearance of the Marine Town Conservation Area, in accordance with policies DM32 and DM33. Furthermore, the development is considered to comply with Policy DM14, which requires proposals to respond positively to the character and appearance of the surrounding area and to reinforce local distinctiveness.
- 7.14 In considering the impact of this proposal upon designated heritage assets, officers have had regard to the Council's obligations pursuant to the Planning (Listed Building and Conservation Areas Act) 1990.

Living Conditions

- 7.15 Policy DM14 states that any new proposed developments should not cause significant harm to the amenities of surrounding uses or areas and due consideration will be given to the impact of the proposed development upon neighbouring properties.

Existing residents

- 7.16 In terms of impacts on the living conditions of neighbouring occupiers, the proposals would intensify an existing residential use of the site. Whilst the use of the property as a nine (9) person HMO has the potential to generate increased activity and comings and goings, given the property would remain in a residential use, it is not considered that the proposals would give rise to an unacceptable noise and disturbance impact on neighbouring amenity. This is particularly the case when considering that the existing property can lawfully be occupied as a six (6) person HMO, with the proposals therefore representing a modest three person uplift on the fallback position. The erection of the small scale cycle and bin stores in the rear garden would also not give rise to any unacceptable overbearing or overshadowing impact on neighbouring living conditions, given their size.
- 7.17 A 'HMO Management Plan' has been submitted with the application and provides clarity on the future management of the property. It sets out that in the event of any anti-social or noise issues, verbal and written warnings would be issued and tenancies terminated if issues persist. Environmental Health have reviewed this plan and support the approach to be used. Whilst the termination of tenancies is a private contractual matter rather than a planning matter, it provides additional comfort that any noise issues arising from the use of the property as a nine (9) person HMO would be appropriately managed.

Future occupiers

- 7.18 The HMO would comprise bedrooms over four floors (including the lower ground floor) served by shower rooms and en-suites with a communal kitchen/dining/living area located on the ground floor. The SBC Private Sector Housing Manager raises no objection to the proposals and considers the layout broadly capable of meeting space and amenity standards for a nine-bed HMO. The standard of internal accommodation is therefore considered acceptable. Future occupiers would have sufficient space to the rear of the site for use as external amenity, whilst there is also sufficient space for bin and cycle storage as shown on the plans.
- 7.19 A condition is recommended to ensure that the bin and cycle storage provision shown on the plans is installed prior to the first use of the building as a large HMO and retained as such thereafter.
- 7.20 Given the presence of a commercial business at ground floor in the adjoining property, Environmental Health have advised that future occupiers could be affected by the transfer of sound from certain activities associated with the business. Whilst a condition has been recommended by Environmental Health in order to prevent any unacceptable commercial/residential noise transmission, the property is already in residential use and the use taking place (a hairdressers) is considered one which can operate in a residential area without causing undue harm. Therefore, this condition is not necessary and has not been included.
- 7.21 The proposal is considered to provide an acceptable standard of accommodation for future occupants and would not result in undue harm to the amenity of neighbouring residents. The development is therefore considered to comply with Policy DM14 of the Local Plan.

Transport and Highways

- 7.22 Policy DM7 of the Local Plan requires parking provision to be in accordance with the Council's Parking SPD. The NPPF promotes sustainable patterns of development and expects land use and transport planning to work in parallel in order to deliver such. A core principle of the NPPF is 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, following mitigation, would be severe, taking into account all reasonable future scenarios.”

- 7.23 In respect of parking, the Swale Parking SPD (2020) sets out that in Sheerness, town centre parking standards will not apply and certain criteria should be used to determine whether parking is provided in accordance with 'advisory' or 'recommended' Edge of

Centre standards. The criteria sets out that ‘advisory’ standards can be used where on-street parking controls are present within 200 meters of the site. In this case, the mapping in the Swale Parking SPD shows ‘Waiting Restrictions’ along Marine Parade such that advisory standards can be applied. The SPD also acknowledges that a lower provision may be justified in instances where, for example, there is good access to sustainable transport options.

- 7.24 In terms of assessing the need for parking in this location, the site is located within a sustainable urban location in Sheerness with good access to public transport. There is a bus stop across the road from the property, and it is within reasonable walking distance of the train station, employment opportunities, and Sheerness High Street such that it possesses good access to services and facilities which reduce dependency on the private car.
- 7.25 In the event that future occupiers were to own a car, the surrounding area includes on-street parking opportunities, in particular within Berridge Road which runs adjacent to the site. In light of the availability of on-street parking and given the property can lawfully be occupied as a six (6) person HMO, it is considered that the use of the property as a nine (9) person HMO would not give rise to an unacceptable impact on highways safety as a result of parking pressure from any additional occupants.
- 7.26 In view of the highly sustainable location of the site, the absence of on-site parking to meet the needs of all future occupiers is considered acceptable in this instance.
- 7.27 Cycle storage is also proposed within the site, which supports sustainable travel choices and aligns with the aims of Policy DM7 and the Parking Standards SPD. A condition is included below to ensure this storage is provided prior to the occupation of the property as a large HMO (ie more than six occupiers).
- 7.28 For reasons set out above, the proposals are considered acceptable from a parking and highways safety perspective. The proposal would not result in severe harm to highway safety or amenity and is therefore compliant with Policy DM7 of the Local Plan and the NPPF.

Flood Risk

- 7.29 Policy DM21 of the Local Plan and the NPPF requires that Local Planning Authorities should ensure that flood risk is not increased elsewhere and that any residual risk can be safely managed.
- 7.30 The application site lies within Flood Zone 3 indicating a high probability of flooding from rivers and the sea. Paragraph 176 and Footnote 62 of the National Planning Policy Framework (NPPF) states that the Sequential Test nor the Exceptions Test is required for changes of use (e.g. the proposed conversion to a House in Multiple

Occupation (HMO)) but that proposals should still meet the requirements of a specific FRA. As a result, neither the Sequential Test nor the Exceptions Test is applicable in this case.

- 7.31 A site-specific Flood Risk Assessment (FRA) has been submitted which confirms that the site is located within a defended flood zone, benefiting from existing flood defences including the Sheerness Sea Wall.
- 7.32 The FRA concludes that:
- The risk of flooding from fluvial and tidal sources is low.
 - There is a low risk of surface water flooding, and
 - There is a low risk from groundwater and existing sewers and the site is not at risk of flooding from reservoirs.
- 7.33 The Environment Agency have reviewed the submitted FRA and raise no objection to the proposals. It is acknowledged that there will be bedrooms at lower ground floor level, however there are two existing bedrooms already present at this level. The submitted FRA advises that the loft area will be used as a safe refuge should climate change increase the likelihood of a breach in the defences affecting the site, ensuring that future occupants would be safe in the event of a flood.
- 7.34 In light of the above, the proposal is considered acceptable in terms of flood risk and compliant with Policy DM21 of the Local Plan and NPPF.

Ecology

- 7.35 The Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations') affords protection to certain species or species groups, commonly known as European Protected Species (EPS), which are also protected by the Wildlife and Countryside Act 1981. This is endorsed by Policies CP7 and DM28 of the Local Plan, which relates to the protection of sites of international conservation importance including Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar Sites.
- 7.36 The site lies within 6km of The Swale Special Protection Area (SPA)/Ramsar and The Medway Estuary and Marshes SPA/Ramsar, European designated sites which have been afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations). SPAs are protected sites classified for the prevalence of rare and vulnerable birds and for regularly occurring migratory species on the site. Article 4(4) of the Birds Directive (2009/147/EC) requires steps to be taken by the relevant authorities to avoid activities on the site which are likely to result in pollution or in the deterioration or disturbance of bird habitat.

- 7.37 For completeness an Appropriate Assessment is set out below. Since this application will result in a net increase in residential accommodation on the site, impacts to the SPA and Ramsar sites may occur from increased recreational disturbance. Due to the scale of the development, there is no scope to provide on-site mitigation and therefore off-site mitigation is required by means of developer contributions at a total cost of £2,699.92. The agent has provided written confirmation that the applicant would be willing to pay this mitigation fee in principle, which would need to be secured prior to the issuing of planning permission.

Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017

- 7.38 The project being assessed would result in the occupation of the property as a nine (9) person HMO within 6km of the Swale and Medway SPA and Ramsar Sites. In line with Policy CP7 'Conserving and enhancing the natural environment – providing for green infrastructure' and Policy DM28 'Biodiversity and geological conservation' and based upon the best available evidence, a permanent likely significant effect on the SPAs and Ramsar Sites due to increase in recreational disturbance as a result of the new development is likely to occur. As such, in order to avoid and mitigate for an adverse effect on the integrity of the SPAs and Ramsar Site(s), the development will need to include a package of avoidance and mitigation measures.
- 7.39 The North Kent Strategic Access Management and Monitoring Strategy (SAMMS) sets out a strategy to resolve disturbance issues to wintering birds on the North Kent Marshes, focusing on the European Protected Sites and Ramsar Sites and their internationally important bird interest features. Elements within the strategy are:
- Rangers to provide wardening and visitor engagement
 - A North Kent Coast dog project to promote responsible dog ownership and encourage walking on lead in sensitive areas
 - Codes of conduct developed in partnership with local groups and clubs to raise awareness of recreational disturbance in a variety of activities both on and off of the water
 - Interpretation and signage
 - New and/or enhanced infrastructure
 - Enforcement and Monitoring
- 7.40 The report also considered alternative measures, such as legal covenants relating to pet ownership in new developments, and capping visitor numbers at recreational sites. Due to the complexities in enforcing legal covenants and in reducing visitor numbers to the North Kent marshes, it is difficult to have confidence that such measures would be effective in the long term.
- 7.41 The suite of strategic mitigation measures are being delivered through the Bird Wise project, a partnership of local authorities and conservation organisations in North Kent,

to ensure that development, considered in-combination, does not have an adverse effect on the integrity of the European sites. In this case, a total contribution of £2,699.92 in line with the SAMMS tariff would be required as mitigation.

7.42 Natural England has worked with the north Kent Local Planning Authorities to support them in preparing the SAMMS and the underpinning evidence base. Natural England agree that the mitigation measures to ensure additional impacts from recreational disturbance to the SPAs and Ramsar Sites are ecologically sound. As such, the Applicant does not need to provide their own evidence base on these aspects. Evidence should however be submitted showing that a mitigation contribution payment has either:

- Been made to the Bird Wise scheme through a Unilateral Undertaking; or
- Will be made through a s106 agreement where Heads of Terms have been agreed and the agreement will be signed prior to any permission being granted; or
- Been paid in full prior to consent being granted.

7.43 Having considered the proposed mitigation and avoidance measures to be provided in-perpetuity through the secured contribution to the Bird Wise scheme, Swale Council conclude that with mitigation, the plan or project will have no adverse effect on the integrity of the European protected site(s). In this case, the agent of the application has confirmed that the applicant has agreed to pay the necessary SAMMS payment prior to any grant of planning permission.

7.44 Natural England have advised that providing that the appropriate assessment concludes that the measures can be secured and providing that there are no other likely significant effects identified (on this or other protected sites) which require consideration by way of appropriate assessment, they will be satisfied that the appropriate assessments will be able to ascertain with sufficient certainty that there will be no adverse effect on the integrity of the European Site from recreational pressure in view of the site's conservation objectives.

7.45 Having made this appropriate assessment of the implications of the plan or project for the site(s) in view of that site's conservation objectives and having consulted Natural England and fully considered any representation received, the authority may now agree to the plan or project under regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

7.46 In terms of the Local Plan, Policy DM28 requires that development proposals will conserve, enhance and extend biodiversity, provide for net gains in biodiversity, where

possible, minimise any adverse impacts and compensate where impacts cannot be mitigated.

- 7.47 The NPPF states amongst other matters that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. From February 2024, developments are required to provide at least 10% Biodiversity Net Gain (BNG) as set out under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. There are exemptions to this, including the de minimis exemption. To qualify for this exemption, the development must not impact on any onsite priority habitat and secondly, if there is an impact on other onsite habitat, that impact must be on less than 25 square metres with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).
- 7.48 The proposals are for a change of use with no external alterations to the existing building. The proposals fall under the de minimis exemption, such that the proposal is exempt from being required to provide BNG.
- 7.49 The proposals are considered to be in accordance with policies CP7 and DM28 of the Local Plan, as well as the NPPF.

CONCLUSION

- 7.50 In view of the assessment carried out above, the proposed use of the building as a nine person HMO would not result in unacceptable harm to visual or residential amenities, nor will it result in a harmful increase in on-street parking. The proposal would provide an acceptable standard of accommodation for future occupants and is considered acceptable in terms of flood risk. The internal reconfiguration would not affect the external appearance of the building, preserving the character and appearance of the Marine Town Conservation Area and setting of the Grade II listed Neptune Terrace. As such, it is recommended that planning permission be granted.

RECOMMENDATION

- 7.51 Grant Planning Permission subject to the following conditions:

CONDITIONS

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby approved shall be carried out in accordance with the following approved drawings / details:

- 2526_PL16 – Proposed Floor Plans
- 2526_PL15 – Site Location Plan, Existing and Proposed Block Plans
- 2526_PL18 – Proposed Vertical Bicycle Hanger Shelter
- 2526_PL19 – Proposed Refuse Enclosure
- 2526_PL17 Rev A – Proposed Elevations. Received 8 January 2026

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) The bin stores as shown on drawing no. 2526_PL19 shall be provided prior to the first use of the building as a large HMO (ie more than six occupiers) and once provided shall be maintained as such thereafter.

Reason: In the interest of amenity.

- (4) The vertical bicycle Hanger Shelter as shown on drawing no. 2526_PL18 shall be provided prior to the first use of the building as a large HMO (ie more than six occupiers) and once provided shall be maintained as such thereafter.

Reason: In the interests of promoting sustainable travel.

- (5) The House in Multiple Occupation hereby approved shall not be occupied by more than nine (9) residents at any time.

Reason: For the avoidance of doubt and in the interests of proper planning.

- (6) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times: - Monday to Friday 0800 - 1800 hours, Saturdays 0800 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interest of residential amenity.

