Address: 18 Birch Grove M14 5JY
Date: 06/05/2019

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Statement

Proposal -
Increase occupation of HMO (C4) from 8 to 10 and conversion of basement to 2 bedroom flat.

Application -
The client has run a licenced HMO with a capacity of 9 for many years and through internal reconfiguration is able to increase the capacity to 10. The basement has laid dormant for many years and there is a huge demand for residential dwellings in the area.



Street view of the property

There is a yard to the rear with access to the communal bins and to the bicycle store. Refuse collection will be arranged with the council and all fees will be paid by the occupants of the flat and the owner of the HMO. There will be no elevational change to the property.

Contamination

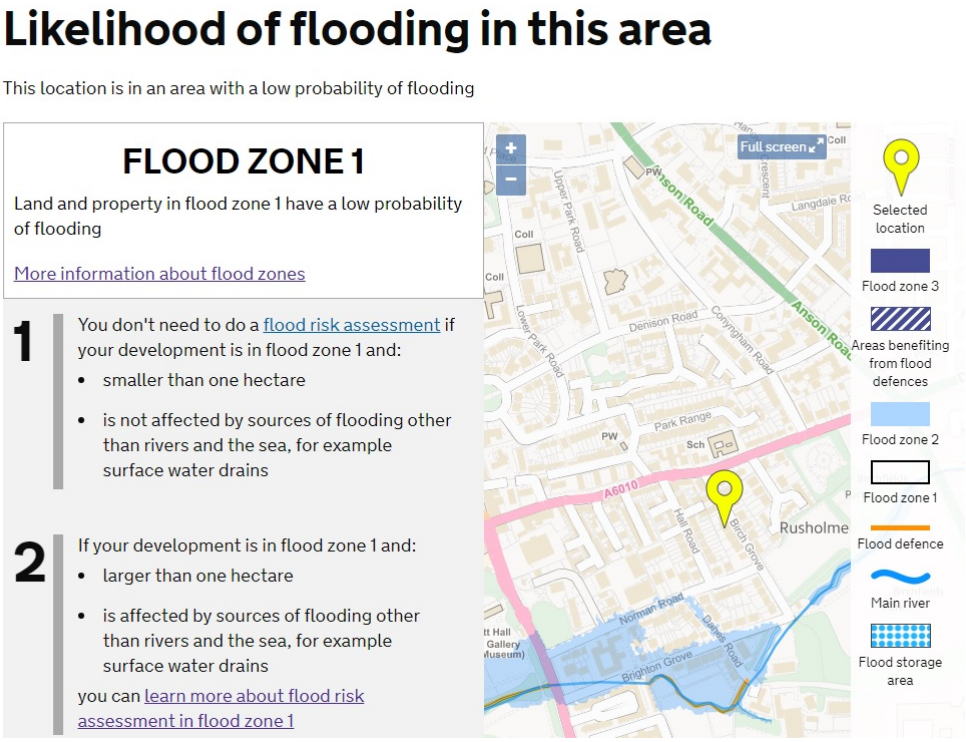
There are no signs of contamination on site.

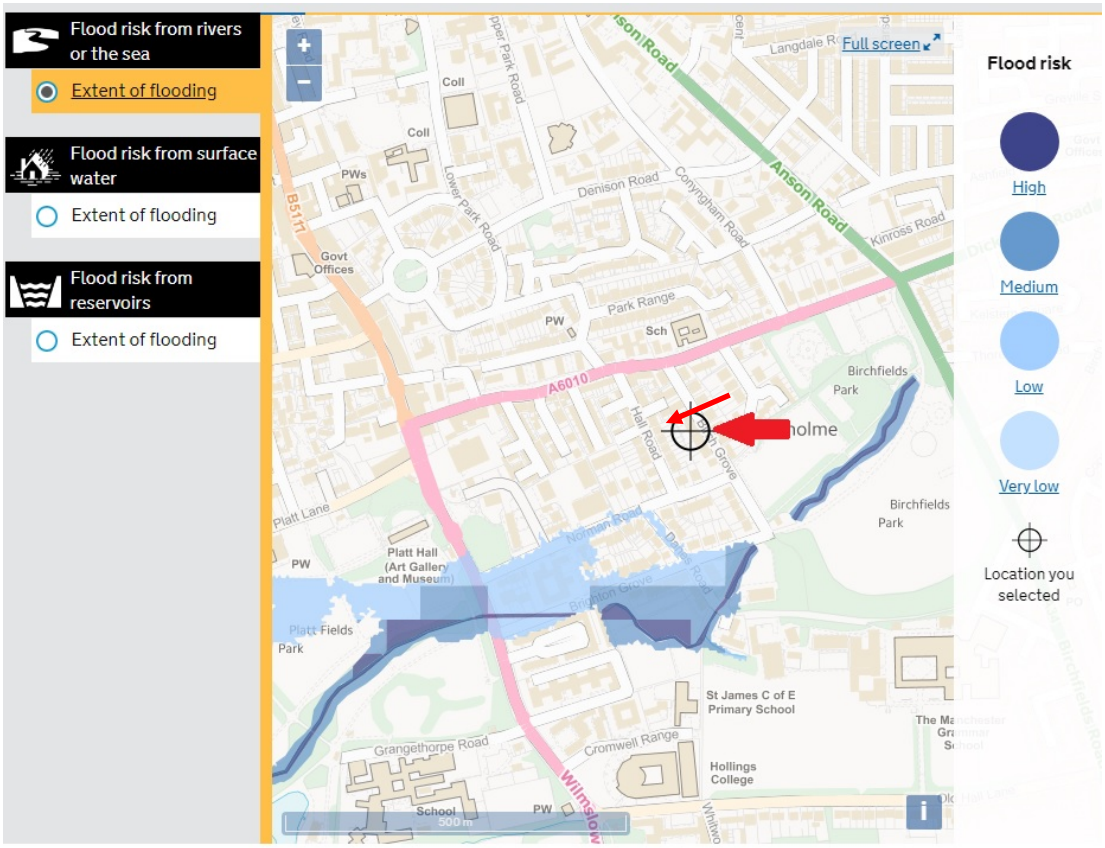
Parking -

The proposal will not include provision of parking spaces but there is unrestricted parking around the site. There are good public transport links to and from the site including bus stops a short walk away on Dickenson Road

Flooding

The site is located in flood zone 1, therefore there is a very low chance of flooding and a flood risk assessment is not required. Below are a number of maps from the Environmental Agency website.





Flood risk from surface water

The above maps confirm that the site is not within an area that is at risk of flooding, and the risk of surface water flooding is low.

Noise – the proposed use as C3 (basement flat) will not be affected by existing noise levels from the street or adjoining properties. All windows will be double glazed and upgraded as required. If required the applicant will obtain a *noise impact assessment* to support this application.