From:	planningcomments@staffsmoorlands.gov.uk
To:	Planning Comments (SMDC)
Subject:	Comment Received from Public Access
Date:	19 June 2019 22:31:08

Application Reference No. : SMD/2019/0136 Site Address: The Oaklands Uttoxeter Road Checkley Staffordshire ST10 4NA Stoke-On-Trent
Comments by: Steven BuckleyCheckley Parish Councillor
From:
20
Riverside Road
Upper Tean
Stoke-on-Trent

ST10 4EE
Phone:
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Submission: Objection
Comments: I would point out that in this instance the application should be for change of use from C3 Dwelling House to C4 HMO (House in Multiple Occupation) use of a dwelling house by not more than 6 unrelated individuals who share basic amenities.

Does the SMDC have an Article 4 Direction in place for change of use from C3 Dwelling House to C4

HMO (House in Multiple Occupation).

I would also seek assurance that as Five or more people forming more than one household will live there, regardless of the number of storeys it will be subject to HMO licensing requirements.

As you are aware the issues of inclusion of an HMO within a community is often associated with poor standards of accommodation,loss of local character, reduction in environmental quality,increased noise complaints,increased anti-social behaviour, loss of single family dwelling houses, increased levels of crime,increased pressures on car parking, dominance of private renting, increased pressure upon local services and changes to local retail provision. Community expectations can only be guaranteed by SMDC commitment to manage the provision of HMO's.