

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

Date 28th July 2021

**OBSERVATIONS RECEIVED SINCE THE PREPARATION OF THE MAIN
AGENDA**

ITEM 3

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
3	21/02166/FUL	Upper Flat 135 Wells Road Lyncombe Bath Bath And North East

The applicant, having reviewed the provided map of HMO properties within the locality, queried whether 84A Wells was an HMO. This was raised with the HMO Licencing team who confirmed that 84A Wells Road (17/01263/HMOADD) has reverted back to a single dwelling house (C3 Use Class). There was an error on the GIS database which is being reviewed.

This now results in an adjusted figure. The existing proportion of HMOs within the 100m radius is $7/86 = 8.1\%$. With the application property the proportion is $8/86 = 9.3\%$. As such, the figure has fallen below the HMO SPD 10% threshold.