

Student Houses in Multiple Occupation (HMOs)

6.60 The proximity of the residential area of Talbot Village to the university campuses has resulted in the conversion of some family housing into student accommodation in the form of 'houses of multiple occupation' (HMOs), to meet local demand for housing for students. Concentrations of HMOs can result in an imbalance in the demographic profile of the local community and can have an adverse effect on the character and amenity of affected neighbourhoods through such problems as increased noise, additional waste requirements, on-street parking and anti-social behaviour.

6.61 The Bournemouth area of Winton, which lies immediately to the east of the university campuses, is popular with students due to its proximity to the universities and as a consequence has significant concentrations of student HMOs. To address this and other issues around HMOs, Bournemouth Borough Council implemented a borough-wide Article 4 Direction, supported by planning policy, the implementation of which seeks to avoid high concentrations of this form of development within a given area.

6.62 In 2013, the Council also implemented an Article 4 Direction, supported by a criteria based policy, to complement Bournemouth's approach and to guard against any potential displacement of student HMO accommodation in nearby Winton to Talbot Village. Evidence suggests that the number of student HMOs in Talbot Village has been relatively low, and remains so.

Policy PP14

Talbot Village Houses in Multiple Occupation

Within the area of Talbot Village, identified on the Policies Map, proposals for a change of use from Use Class C3: Dwelling Houses to Use Class C4: Houses in Multiple Occupation, will require planning permission as a consequence of the removal of permitted development rights through an Article 4 Direction.

Proposals for a change of use to an HMO should demonstrate:

- (a) satisfactory arrangements for parking, bicycle storage and waste and recycling; and
- (b) that to prevent an over-concentration or 'clustering' of HMO properties that would result in an adverse impact upon the character and amenity of neighbouring properties or the surrounding residential area, there is not already, or the proposal would not result in more than, 10% of dwellings within a 100 metre radius of the application property will be within Use Class C4 or sui generis HMO.

6.63 To avoid an over-concentration of HMOs within a given area of Talbot Village, applicants seeking the change of use of a family dwelling to an HMO will be required to provide evidence to show that the number of HMOs would not exceed 10% of the properties within a 100 metre radius of the application site. The 100 metre radius is measured from the centre of the site and to include all residential dwellings falling wholly or partially within the prescribed distance. The evidence provided will be assessed against that held by the Council.

6.64 Proposals for HMO development within the Talbot Village HMO policy area falling within 400 metres of the internationally protected site at

Bourne Valley, will need to comply with the requirements of the Dorset Heathlands SPD.

