

## HOUSING POLICY H 14

### HOUSES IN MULTIPLE OCCUPATION - DEVELOPMENT CONTROL GUIDELINES

The conversion of a building for the purpose of a house in multiple occupation shall comply with the following standards:

#### 1 Parking Standards

On-site car parking is to be provided at the following rates:

- 1.1 Self contained flats: 1.25 spaces for dwellings up to and including 40 sq m. (430 sq ft.)  
1.75 spaces for dwellings of more than 40 sq m. (430 sq ft.) and less than 80 sq m. (860 sq ft.)  
2.25 spaces for dwellings of more than 80 sq m. (860 sq ft.)
- 1.2 Bedsitters: 1 resident's space per 2 dwelling units plus 1 visitor's parking space per 4 dwelling units.
- 1.3 Shared House (independent occupation of bedrooms, with shared use of facilities): 1 resident's space per 2 bedrooms (2 spaces per 3 or 4 bedrooms) plus 1 visitor's space per 4 bedrooms.

Relaxation of these standards may be considered for larger properties within the Central Area where the site is in close proximity to a public car park.

#### 2 Noise Standards

- 2.1 The internal layout is to be designed so that the use of each room is not incompatible with the use of rooms in adjoining properties or other units.
- 2.2 Buildings shall be adequately soundproofed so as to mitigate likely noise nuisance to adjoining properties and between units within that property.
- 2.3 The internal layout shall be designed so that the main entrance for all tenants is not via back doors and/or jettyways.

#### 3 Amenity Standards

- 3.1 The amenity areas shall be suitably treated and, in particular, screen fencing to all boundaries will be sought. A plan showing proposals shall be submitted and approved as part of the planning application.

- 3.2 Adequate private amenity space shall be provided at the rear of the property at the rate of at least 30 sq m (323 sq ft) for up to 4 units, plus 5 sq m (54 sq ft) for each additional unit (exclusive of car parking). Such amenity space to be adequately accessible from within the property by all (likely) occupants.

- 3.3 Adequate provision shall be made for the storage of refuse containers in such position where they are not readily visible from the public highway or public areas.

#### 4 Internal Standards

Properties must be designed so as to meet the appropriate internal space standards set out in the Coventry (Registration of Houses in Multiple Occupation) Informatory and Regulatory Scheme 1986 as enforced by the Director of Housing and Environmental Services.

(Note: In addition to the above planning standards, houses in multiple occupation must comply with the current Building Regulations and the Coventry (Registration of Houses in Multiple Occupation) Informatory and Regulatory Scheme 1986.)