

Moray Council  
Development Services  
High Street  
Elgin  
Moray  
IV30 9BX 18/12/2017

For The attention of The Chairman, Local review Body

Dear Sirs

**HMO Application, 18 South Guildry Street, Elgin- 17/01619/APP- Supporting Statement**

With reference to the request for a local Review I wish to include the following statement to clarify certain matters raised during the planning process

- Warden – the house will be run by a management Company and in addition there will be a key tenant who will be responsible for the bins, tidyness and behaviour of fellow tenants. He/she will receive a reduced rent as payment for this
- The issue of parking is already stated in the review application but I again emphasize the need to review. I except there has to be policies but also lateral thinking is needed. If anything you could not get a better site for students and there is sufficient safeguards being put in place for the neighbour hood
- Previously planning was granted for Bed and Breakfast which generates much more casual parking

I would also like to request to speak at the review body if possible so I can be sure our case is stated clearly.

Your Faithfully

Alastair M Rennie, Design Director

Moray Architectural Services

Moray Council  
Development Services  
High Street  
Elgin  
Moray  
IV30 9BX 14/11/2017

For The attention of Lisa Macdonald(sent by email)

Dear Sirs

**HMO Application, 18 South Guildry Street, Elgin- 17/01619/APP**

Thank you for your recent email regarding the Transport Department report suggesting refusal on the grounds of parking. This application is for student accommodation next to the College. And you will note the property backs on to Moray College. This is at best a 30 second walk. Transport to and from the application property is therefore not an issue.

The location of the site is near the town centre and a few minutes' walk to local shopping, again this is ideal for students. The occupants of this property will be students on a limited budget and might have a bicycle but very unlikely to have a car. To suggest we need 10 parking spaces is ludicrous and has no feeling for the development and the terrific opportunity for low cost accommodation.

Elgin as a city needs to facilitate students to come here and that in turns means they will be spending their resources in the area.

I have also looked at the parking provision on the recently completed UHI Student building in Bishopmill, Elgin.

In this development we have 40 student spaces with 8 standard spaces. In this application we have students and yet transport want 10 spaces. Can you explain this?

The ratio of parking to student at Bishopmill is 0.2. This gives a parking requirement at our site of 3.4 cars.

Using the same ratio to compare the two sites would give us a requirement for 0.4 disabled parking and 5.1 bicycles.

Looking at the transport departments own parking tables HMO'S are down as one space per flat. If you take this development as 3 flats- i.e. one flat per floor this gives a calculation of 3 spaces.

We can as per the attached amended site plan provide a max of 7 spaces albeit a bit tight with cycle spaces.

Transport guidance also mentions non- allocated spaces and the College car park is available to students and it should be noted is virtually empty in the evenings and weekends. Therefore if you take 6-7 spaces within the site and 3-4 unallocated spaces within the adjoining college car park this would meet the transport departments somewhat ridiculous demands.

One final point is that the parking behaviour on this street is not a matter that my clients can control. The local street are often populated by cars trying to get free parking during the day. I would suggest a simple permit scheme would eliminate the "free parkers"- I would hope council employees are not part of that guilty clan

I trust our points will be accepted however in the possibility of a refusal I am copying this letter to the local councillors because I feel most strongly that a refusal on the grounds of parking would be something that defies Common sense

Your Faithfully

Alastair M Rennie, Design Director

Moray Architectural Services

## **MINIMUM REQUIREMENTS FOR H.M.O PROPERTY**

### **Bedrooms with Common Living Room and Kitchen Available**

1. Single Room (1Adult) 6.5sq metres
2. Double Room (2Adults) 10.5sq metres
3. Triple Room (3Adults) 16.5sq metres
4. Over 3 adults 16.5 sq metres + 4.5sq metres per person over 3
5. Family Room (2Adults + Children under 10Years) 10.5sq metres + 4.5sq metres per child

### **Standard Bedroom where there is no Communal Living Area Available**

1. Single room (1 adult) 10sq metres
2. Double room (2 adults) 15 sq metres
3. Triple room (3 adults) 19.5 sq metres
4. Over 3 adults 19.5 sq metres + 6 sq metres per person over 3
5. Family Room (2 adults + children under 10) 15 sq metres + 7 sq metres per child

### **Standards for Bedroom with cooker**

1. 1 adult 13 sq metres
  2. 2 adults 19 sq metres
- (In normal circumstances children would not be accommodated in bedrooms with cookers. If, exceptionally, they are, appropriate measures must be taken to ensure their safety)

### **Standards for Communal Living Room, excluding any area used as a kitchen**

1. 3-5 Persons 8 sq metres and 1.5 sq metres per person thereafter

### **Standards for Communal Living Room**

1. 3-6 Persons 11sq metres
2. 7-10 Persons 16.5sq metres
3. 11-15 Persons 19.5sq metres

### **Space Layout**

Every room used as a Bedroom should be capable of accommodating at least;

1. A Bed
2. A Wardrobe (Except where built-in wardrobe of equal size is provided)
3. A Chest of Drawers,

### **Together with Adequate Activity Space**

4. Suitable arrangements should be provided for Internal or External drying of clothes, Bedding etc

## **Kitchens**

1. One sink for a maximum of Five persons, with integral drainers
2. Adequate food storage. (Lockable if requested)
3. Adequate impervious work surface
4. One cooker for a maximum of Five persons (Four rings, Oven & Grill)

Microwave ovens and 12 place automatic dishwashers may be provided, but these do not entirely replace cookers and sinks.

## **Sanitary Facilities**

1. One WC for a maximum of Five persons
2. One bath or shower for a maximum of Five persons
3. Every toilet to have a washbasin within the toilet itself, or within an adjacent space providing the sole means of access to the toilet. The toilet and washbasin space should also be separated by a door, from any room or space used wholly or partly for the preparation or consumption of food.

## **Space Heating**

1. Fixed heating system or be served by a central heating or underfloor heating system, capable of maintaining a temperature of 18c when outside temperature is –1c.
2. LPG heaters must not be used

## **Detection of Carbon Monoxide**

There must be installed a CO alarm which meets the requirements of BS EN 50291; 2001 in the same room as any gas appliance. Alarms should be powered by a battery designed to operate for the working life of the alarm. Such alarms should incorporate a warning device to alert users when the working life is due to pass. This type of alarm is easier to change when the working life has expired as it does not require a specialist electrician.

## **Gas Safety**

Under the Gas Safety (Installation and Use) Regulations 1998, the landlord must have an annual gas safety check carried out on all gas appliances by a CORGI registered gas installer.

The licensing authority will request a copy of the current gas safety certificate to confirm that this has been done.

## **Electrical Safety**

The landlord will be required to provide certification to show that the electrical system (PIR) and any electrical appliances provided by the HMO owner (PAT) have been examined by a competent person who has confirmed they are functioning properly and are safe. Such an examination should be carried out at least once every **Three Years**.

Authorities should be satisfied that the PAT certificate is up to date (these must be renewed at least annually, or as directed by the approved electrical contractor).

## **ELECTRICITY**

Electrical Socket Outlets in each room; 6  
Electrical Socket Outlets in Kitchen; 6  
Additional Electrical Socket Outlets anywhere else in building; 4

**These sockets should be easily accessible. Other outlets may be inaccessible, for example those for white goods.**

## **Security**

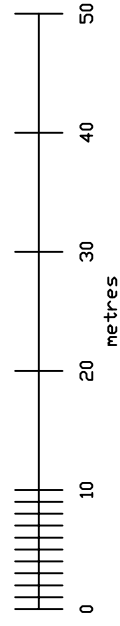
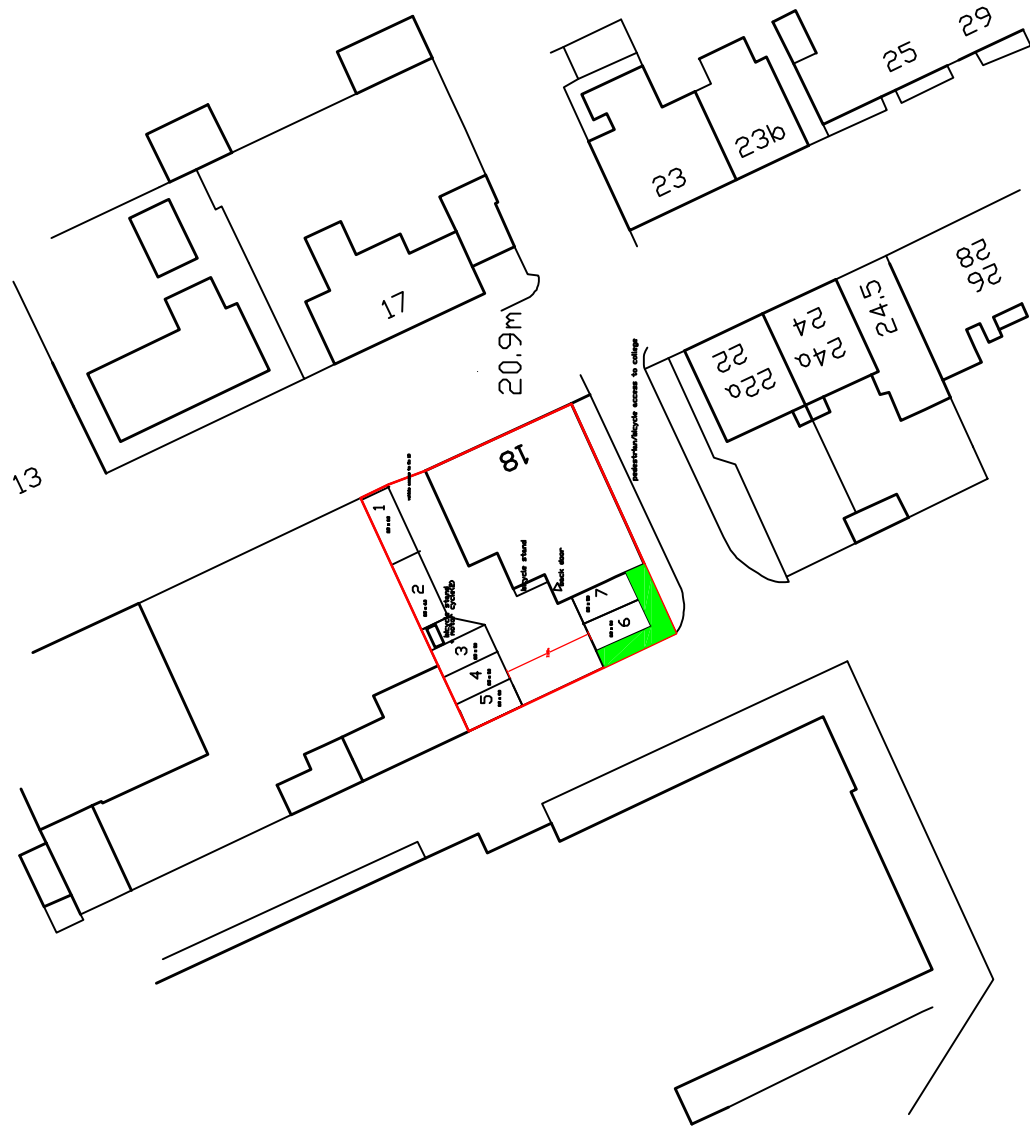
The accommodation should have secure locks on all access doors and ground floor or accessible windows and on the doors of residents' rooms where appropriate. All locks should be capable of being opened from the inside without recourse to a key, so that residents can escape in case of fire.

## **Application for a Licence**

The display notice (**Cert 1**) must be displayed in accordance with the information contained within the **Guidance To Applicants** information pack under the **Display Notice** section, and the completed form (**Cert 1**) must be returned to this section after the 21Day period has expired.

## **Declaration**

**Section 13 of the Application Form must be completed before the form is submitted.**



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18 south guildry street  
car park option

## car park option