

FROM: Housing Team

DATE: 2 April 2025

Planning Reference	4/25/2118/0F1
Proposal	Change Of Use Of Dwelling House (Class C3) To Form A House In Multiple Occupation (Sui Generis)
Location	Sawrey House, High Street, Cleator Moor

This planning application is for the change of use from a 4 bed house to a 7 bed HMO.

As this is below the 10 unit threshold for affordable provision, there is no obligation for the developer to provide affordable units. However, there is a demonstrable need for affordable flats in Cleator Moor.

Housing Need

The Cumbria Choice housing register shows that as at 2 April 2025, 457 households with an active Cumbria Choice application have nominated Cleator Moor as their area of preference for a housing association property.

Cumbria Choice Housing Register*						
Preferred Type of Property	Total %	% of Households by preferred no. of bedrooms				
		1 Bed	2 Beds	3 Beds	4 Beds	5+ Beds
Bungalow	18.60	2.46	14.74	1.05	0.35	-
First Floor Flat or above	6.32	5.61	0.70	-	-	-
Ground Floor Flat	5.26	3.51	1.75	-	-	-
House	66.67	1.05	27.72	30.18	6.67	0.70
Other	0.70	-	0.70	-	-	-
Full information not provided	2.46					

* - This data will not be 100% accurate, but at the time of running the report, every effort has been made to provide as up to date and accurate information as possible.

** - 0.35% of households who would prefer a house did not specify their preferred number of bedrooms.

The 2024 GNHS evidences a need for the following affordable provision in the parish of Cleator Moor:

Bedrooms	Dwelling Type (%)			
	Houses	Flats	Bungalow	Total
1	20.8	15.8	8.9	45.5
2	14.9	2.0	8.9	25.7

3	9.9	1.0	8.9	19.8
4+	0.0	0.0	8.9	8.9
Total	45.5	18.8	35.6	100.00

Nomination Rights

In the event that Social or Affordable Rented properties are provided, it is expected that Cumberland Council will be given nomination rights to 100% of the properties. This will be secured through the Section 106 agreement.

Property Standards

Any provision must meet the requirements of Policy DS4 – Design and Development Standards in the Copeland Local Plan, and meet current national guidance. All properties must contribute to meeting Net Zero targets, including the use of sustainable energy efficiency measures such as air source heat pumps.

HMO Licensing

All HMO properties with shared facilities housing 5 persons or over would require a House of Multiple Occupation licence from Cumberland Council.

Building Regs Approval

All conversions should meet the relevant Buildings Regulation requirements for a property conversion to HMO.

As part of any HMO Licensing application of this size building regulation compliance / certificates will be required and requested.

Andrea Smith, Senior Manager – Housing