

**FROM: Housing Team**

**DATE: 20 May 2025**

Planning Reference	4/25/2159/0F1
Proposal	Change Of Use Of Upper Floors To House In Multiple Occupation (HMO)
Location	71 Lowther Street, Whitehaven

This planning application is for the change of use for the first and second floors of a former bank to provide an 8 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 Whitehaven.

### **Housing Need**

The Cumbria Choice housing register shows that as at 20 May 2025, 1,632 households with an active Cumbria Choice application have nominated Bransty, Hensingham, Mirehouse, Whitehaven town centre and Woodhouse as their area of preference for a housing association property.

<b>Cumbria Choice Housing Register<sup>1</sup></b>						
Preferred Type of Property	Total %	% of Households by preferred no. of bedrooms				
		1 Bed	2 Beds	3 Beds	4 Beds	5+ Beds
Bedsit <sup>2</sup>	0.37	0.12	-	0.12	-	-
Bungalow <sup>3</sup>	16.24	4.35	9.68	1.47	0.43	-
First floor flat or above <sup>4</sup>	12.19	9.50	2.39	0.12	-	-
Ground floor flat	5.58	3.80	1.78	-	-	-
House <sup>5</sup>	60.72	2.76	29.90	22.37	4.90	0.74
Maisonette	0.43	0.25	0.18	-	-	-
Other	0.55	0.12	0.37	0.06	-	-
Wheelchair adaped property	0.49	0.37	0.12	-	-	-
Full information not provided	3.43					

<sup>1</sup> 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.

<sup>2</sup> 0.12% of households who would prefer a bedsit prefer zero bedrooms.

<sup>3</sup> 0.31% of households who would prefer a bungalow did not specify a preferred number of bedrooms.

<sup>4</sup> 0.18% of households who would prefer a first floor flat or above prefer zero bedrooms.

<sup>5</sup> 0.06% of households who would prefer a house did not specify a preferred number of bedrooms.

The GNHS evidences a need for the following affordable provision in the parish of Whitehaven:

Bedrooms	Dwelling Type (%)			
	Houses	Flats	Bungalow	Total
1	17.9	24.4	8.5	50.8
2	12.0	1.1	8.5	21.6
3	9.9	0.5	8.5	18.9
4+	0.2	0.0	8.5	8.7
Total	40.0	26.0	34.0	100.0

### **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**