

### 31 Florence Road, Maidstone ME14 5AH



Our client, Mr D Leichauer, bought this property on 16 July 1996 and it was rented out as 4 flats on the basement, ground, first and floors.

The attic was converted and combined with the top flat to create 3 bedsits in 2014.

The property was licensed with Maidstone Borough Council in 2018 as an HMO for a maximum of 11 people.

The re-licensing in 2023 allowed for 6 people as the property did not have planning permission for the 11 people. In order to obtain the licence for a maximum of 11 people, as previously granted, our client is submitting a request for planning permission.

#### Current Licence

The licensing letter from Maidstone Borough Council granted a Licence for a HMO on 12<sup>th</sup> April 2023 as follows:

Maximum occupancy: The licence is granted for occupancy of the premises by a maximum number of 6 persons.

Room Location – Maximum occupants

Permitted Occupancy: Basement flat (Unit 1) – 1 person; Ground floor front flat (Unit 3) – 1 person; Ground floor rear flat (Unit 2) – 1 person; First floor front bedsit (Unit 5) – 1 person; First floor rear bedsit (Unit 4) – 1 person; Second floor bedsit (Unit 6) – 1 person.

#### Prior Licences

The licensing letter from Maidstone Borough Council granted a Licence for a HMO on 13<sup>th</sup> February 2018 as follows:

Maximum occupancy: The licence is granted for occupancy of the premises by a maximum number of 11 persons.

Room Location – Maximum occupants

Permitted Occupancy: Basement flat (Unit 1) – 2 people; Ground floor front flat (Unit 3) – 2 people; Ground floor rear flat (Unit 2) – 2 people; First floor front bedsit (Unit 5) – 2 people; First floor rear bedsit (Unit 4) – 1 person; Second floor bedsit (Unit 6) – 2 people.

Units 5 & 6 share shower room. Units 2-6 share the washing machine/tumble dryer. The building was designated an HMO due to shared hallway and fire alarm system.

This application is for planning permission is to retain the property as a licenced HMO for more than 9 persons in Units 2-6 and a self-contained flat in the basement (Unit 1).