

Item: 9

DC/20/4744/FUL

Change of use from residential dwelling  
(C3) to HMO (Sui generis)

141 St Peter's Street, Lowestoft,  
NR32 1UB



The map shows a residential area with several streets. A red line highlights a path or boundary starting from the top left, running along the top edge of a block, and then turning south along the eastern side of a row of buildings. The buildings are labeled with numbers such as 158, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1. The map also shows a river or canal on the right side, with a bridge crossing it. A north arrow is located in the top right corner. The map is titled 'ST PETER'S STREET' and 'REEVE STREET'.







































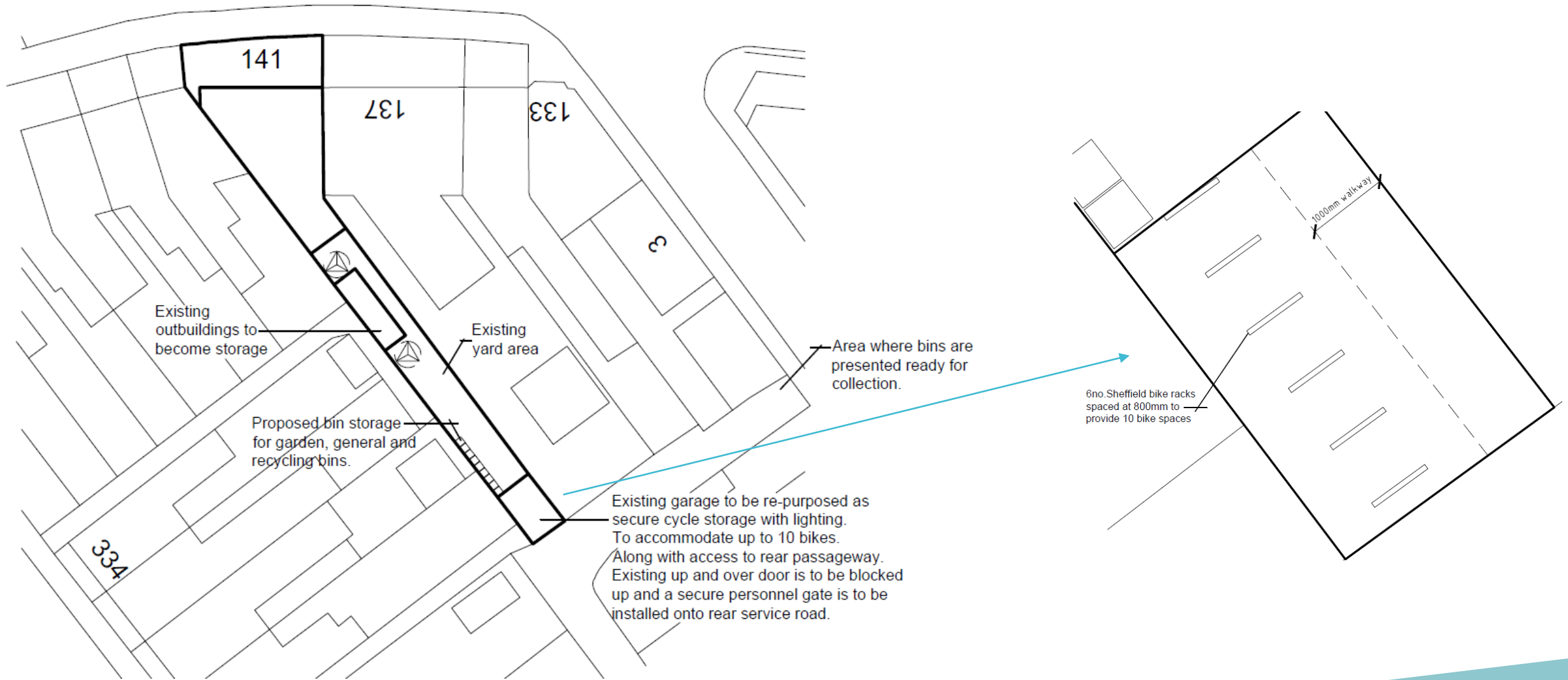


Google



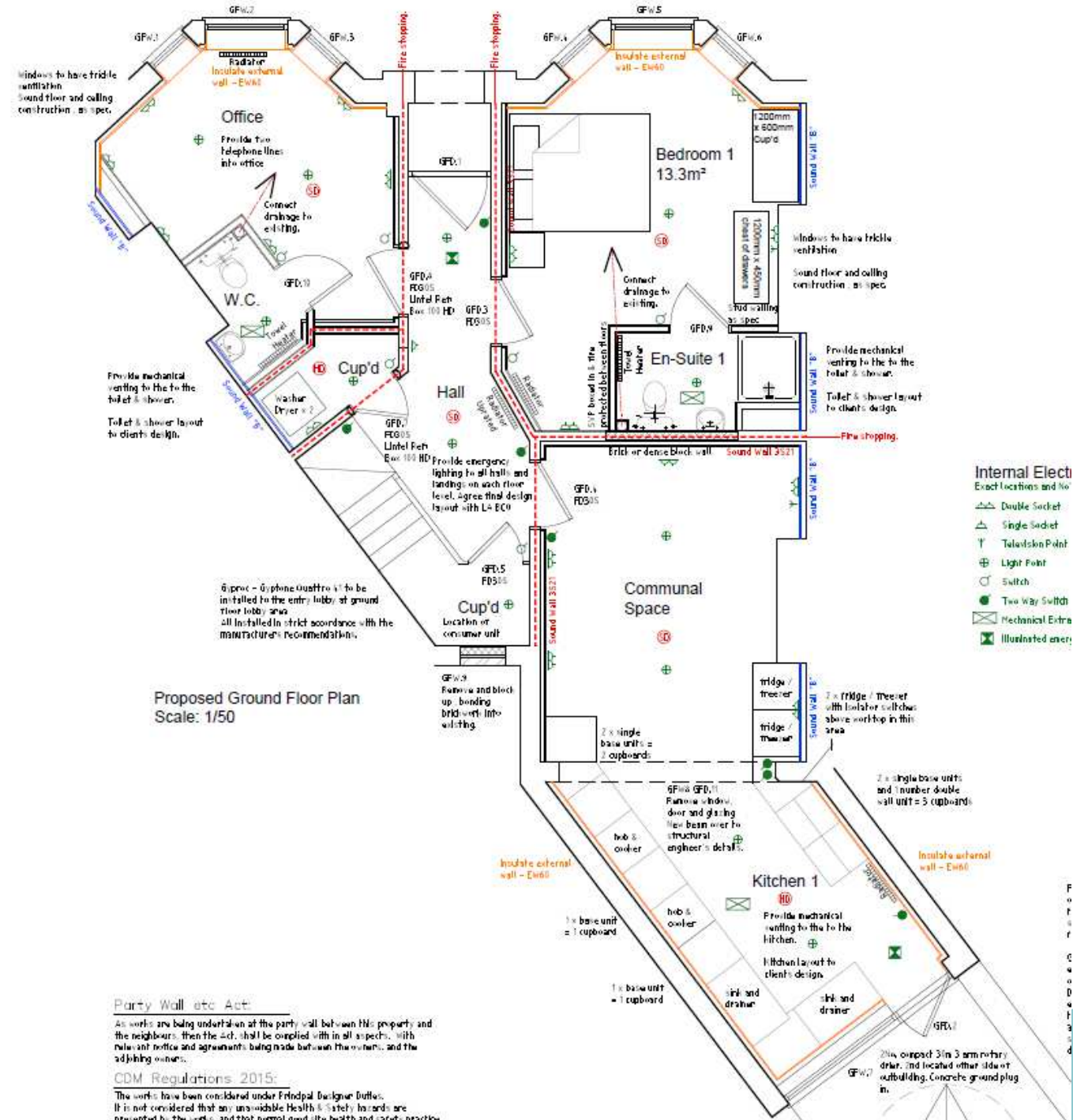


# Proposed Block Plan





# Ground Floor Plan

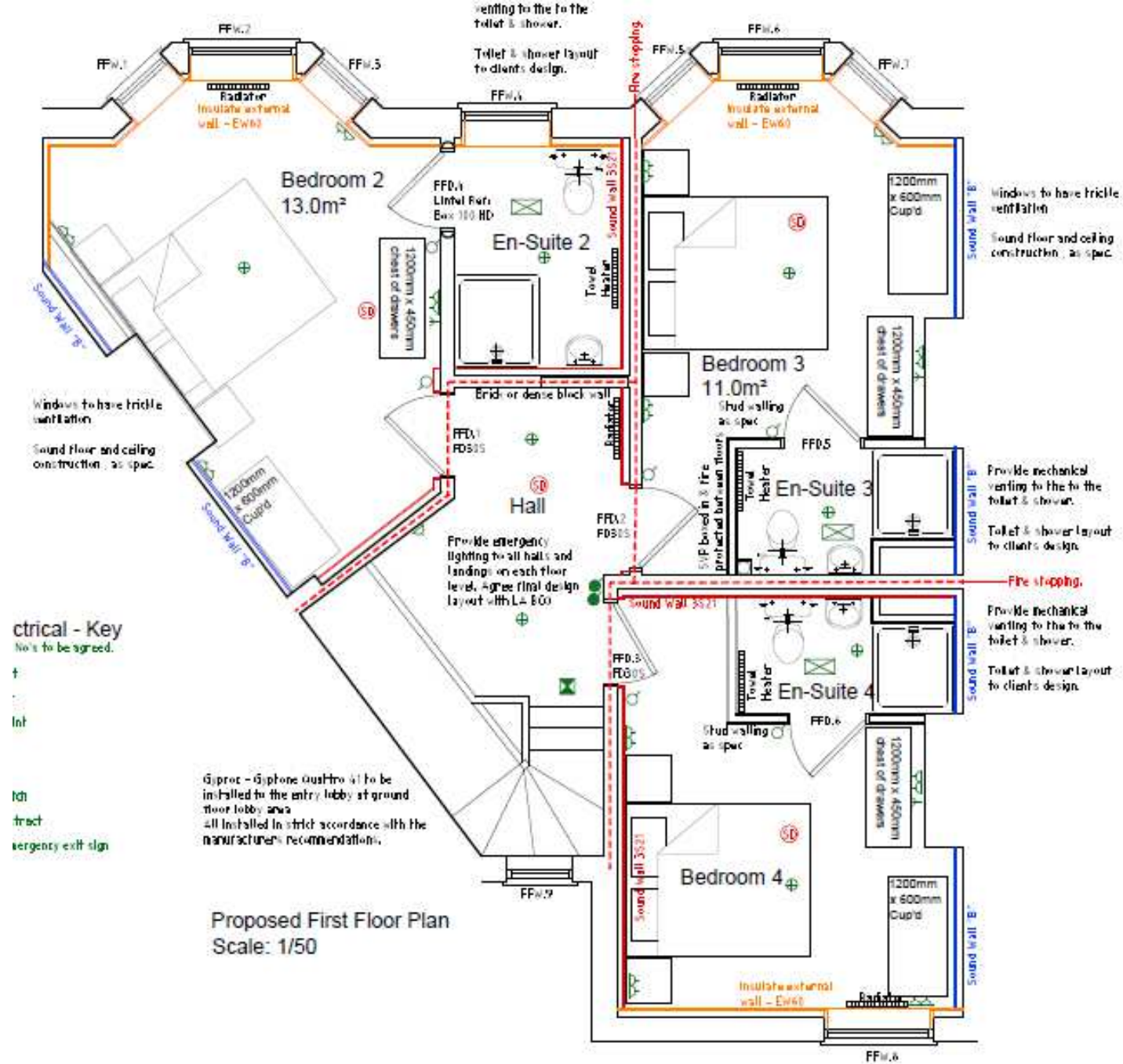


**Party Wall etc Act**  
As works are being undertaken at the party wall between this property and the neighbours, then the Act shall be complied with in all aspects, with relevant notice and agreements being made between the owners and the adjoining owners.

**CDM Regulations 2015**  
The works have been considered under Principal Designer Duties. It is not considered that any unavoidable Health & Safety hazards are presented by the works, and that normal good life health and safety practice



# First Floor Plan






Proposed Second Floor Plan  
Scale: 1/50



# Material Planning Considerations and Key Issues

- Principle of Development
  - Public Benefits of the Development
  - Residential Amenity
  - Highways Safety and Sustainable Transport
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.



# Recommendation

**Approve** subject to conditions (summarised):

- Standard three year time limit;
- Permission to be solely for the benefit of the applicant (ESC);
- Development to be carried out in accordance with approved plans/drawings; and
- Areas within the site for the storage of waste/recycling bins and bicycles to be provided and retained for that use.



**Applicant/Agent – speaking slot**



TIME TO  
Change






# PROFESSIONAL Support

"I haven't found others that have spent time getting to know me before and supporting me to reach my aims."



A middle-aged man with a beard and mustache, wearing a dark jacket over a blue shirt, is smiling and looking towards the camera. He is holding a newspaper in his hands. The background is blurred, showing what appears to be an indoor setting with a green wall on the left and a window on the right. The word "RESILIENT" is written in large, white, sans-serif capital letters across the bottom half of the image, partially overlapping the man and the newspaper.

"I have learnt that I  
can change the  
situation I am in with  
support. I never  
realised I was so  
resilient (I have learnt  
that word too!)"

RESILIENT



"From sleeping on my friend's sofa to having my own front door - thank you!"

LISTENED  
to...

"I just signed my tenancy for my new flat and I am feeling positive"



# VALUED & RESPECTED

"I have learnt how to cook and budget over the last 6 months. Imagine that!"





"I had  
been  
homeless  
for three  
years  
following  
a break up  
of my  
marriage"



ENCOURAGED  
*~~~~~*  
& MOTIVATED

"The staff have been really great and supported me to see there are other options out there for me and with support I have made changes to my life"

EMPOWERED






"I look forward to sessions with my keyworker as she has taken time to get to know me and support me"

# POSITIVE ~~~~~ & SAFE

"I feel safe for the first time in years."



A photograph of two young men sitting at a wooden table. The man on the left, with light skin and a beard, is wearing a green t-shirt and looking down at something in his hands. The man on the right, with dark skin, is wearing a dark blue hoodie with white stripes on the sleeves and is eating from a white bowl with a spoon. A white mug with black polka dots is on the table to the right. The background is a blurred indoor setting.

"I now have new  
opportunities  
and am excited  
for my future."

# FRIENDS & RELATIONSHIPS