Outlook

Preferred Option Paper (POP) for Revision of LDP Plan Strategy re Policy HOU 13 - HMO Management Areas (Houses in Multiple Occupation)

From Jo Noble [redacted]>
Date Tue 29/09/2026 10:10
To Local Development Plan <ldp@derrystrabane.com>
Cc Jo Noble [redacted]

I wish to submit my response to the "Preferred Option Paper (POP), currently out for consultation, as follows:-

4. HMO POLICY OPTIONS

4.3 What Percentage Cap ?

Option 1 : 10% HMO cap - everywhere in the transition period and 10% outside future HMO Management Areas, as is proposed in this PS-R - Totally support this option.

4.4 What Geographical Area(s) Should the Percentage Cap(s) Apply In ?

Option 1 : to not designate any HMO Management Areas at all (in the LPP where 30% would be allowed), therefore the 10% HMO's cap to apply everywhere in the City & District - I support the equitable distribution of HMO's throughout the city, as the fairest option to all residents.

4.5 Should The PS-R Include Policy Restrictions on Concentrations/Sandwiching ?

Option 2: Bristol-style approach : I choose this option as it provides a clearer way of calculating number of HMO's in any street, and includes protection from clustering and sandwiching.

4.6 Should The PS-R Amend/Clarify The Definition of 'Dwelling Units/Houses'

(from the denominator part of the % calculation)?

Option 3 : This option will allow for recording the impact of all forms of "transient " housing

Provision, like holiday lets, and their impact on existing residential communities.

4.7 Should the PS-R Amend/Clarify The Definition of 'Street/Area' (from the 5 HMO's

Calculation)?

Option 3 : Is my preferred choice, as a 10% cap would apply across entire city. It would also

include a 50m boundary that would assist in the accurate calculation of HMO numbers.

As a long term resident of Rosemount, my choices are based, first and foremost on my desire to protect the neighbourhood in which l live, from the current onslaught of homes in multiple occupation, that continue to displace young families, and destroy our vibrant, caring communities.

I would respectfully request my response be included for consideration, and trust that a 10% cap on HMO's in every street in the city, is achieved as a result of this consultation.

Joan Noble

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