

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **20<sup>TH</sup> APRIL 2016**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **CHANGE OF USE OF VACANT POLICE HOUSE (FORMERLY A DWELLING) INTO A 9 BEDROOM HMO AND ASSOCIATED ACCESS IMPROVEMENTS AT 63 HIGH STREET, SALTNEY**

**APPLICATION NUMBER:** **054886**

**APPLICANT:** **MR RICHARD HILL**

**SITE:** **63 HIGH STREET, SALTNEY**

**APPLICATION VALID DATE:** **05.02.16**

**LOCAL MEMBERS:** **COUNCILLOR V GAY**

**TOWN/COMMUNITY COUNCIL:** **SALTNEY**

**REASON FOR COMMITTEE:** **LOCAL MEMBER REQUEST**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 This is a full planning application for the change of use of the former police house from a dwelling to a house of multiple occupation containing 9 bedrooms with extensions and alterations and an additional vehicle access point at 63 High Street, Saltney.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-**

- 2.01
1. Time commencement
  2. Plans
  3. Existing gates fronting the eastern parking facilities to be removed prior to the its occupation
  4. Highway boundary means of enclosure across the frontage of the site shall be reduced to and not exceed a height of 600mm
  5. The return boundary walls for a distance of 1.0 m into the site from the highway edge shall be reduced to and not exceed a height of 600mm
  6. Any planting within a 1.0 m wide strip to the rear of the highway boundary across the frontage of the site shall be reduced to and not exceed 600mm
  7. Parking facilities shall be provided and retained prior to the commencement of the use
  8. Details of cycle storage and bin storage
  9. Materials for extension
  10. Hard and soft landscaping and boundary treatments

**3.00 CONSULTATIONS**

3.01 Local Member  
Councillor V Gay

Requests a committee site visit and committee determination due to highways concerns. Preliminary views are have concerns regarding highways restrictions and traffic flow issues.

Adjoining Ward Member  
Councillor R Lloyd

Requests a committee site visit and committee determination as would not be in keeping with the area and the new access onto the High Street would not be safe due to the bus stop and entrance to Oddfellows Hall next door. Also parking on the road would add to an increase in queuing traffic through Saltney with a doctors surgery and school in close proximity. The waste disposal of 9 wheelie bins and recycling materials would block it completely.

Saltney Town Council

No response received at time of writing.

Highways Development Control Manager

Within the maximum parking standards, there is no specific category in the LPGN for a House of Multiple Occupation. It is noted that there is a Bus Stop outside the site and it is within close proximity to shops / employment opportunities in Saltney and Chester city Centre is within cycling distance. It is therefore considered that the site to is in a sustainable location and a reason for refusal cannot be reasonably justified on the basis of a lack of parking provision.

No objection subject to conditions relating to;

- Existing gates fronting the eastern parking facilities to be removed prior to the its occupation
- Highway boundary means of enclosure across the frontage of the site shall be reduced to and not exceed a height of 600mm
- The return boundary walls for a distance of 1.0 m into the site from the highway edge shall be reduced to and not exceed a height of 600mm
- Any planting within a 1.0 m wide strip to the rear of the highway boundary across the frontage of the site shall be reduced to and not exceed 600mm
- Parking facilities shall be provided and retained prior to the commencement of the use

#### Head of Public Protection

No objections. The relevant licences will need to be applied for.

### **4.00 PUBLICITY**

#### **4.01 Site Notice and Neighbour Notification**

7 objections on the grounds of;

- Potential for 18 cars to be generated plus visitors
- No parking on the High Street
- Access issues reversing onto the High Street blocks the traffic flow
- Entrance is onto a bus stop
- Pavement would be blocked from wheelie bins
- Use is not in keeping with the area
- Insufficient parking
- Increase in noise due to intensification of use
- Hours of operation
- Concern over duty of care to children depending on occupancy of building
- Anti-social behaviour
- Poor visibility from access points
- Impact on residential amenity of adjacent properties

### **5.00 SITE HISTORY**

5.01 None.

## **6.00 PLANNING POLICIES**

### **6.01 Flintshire Unitary Development Plan**

STR1 - New Development

STR4 - Housing

GEN1 - General Requirements for Development

GEN2 - Development inside settlement boundaries

AC13 - Access and Traffic impact

AC18 - Parking Provision and new development

HSG3 - Housing on unallocated sites within Settlement boundaries

HSG12 - House Extensions and Alterations

EWP13 - Nuisance

The proposal would be in accordance with the above policies.

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

This is a full planning application for the change of use of the former police house from a dwelling to a house of multiple occupation containing 9 bedrooms with extensions and alterations and an additional vehicle access point at 63 High Street, Saltney.

### **7.02 Site description**

The building is a former dwelling and is located at 63 High Street, Saltney. The building is located directly on the High Street and is bounded to the east by residential properties. To the south of the site are the grounds of St. Anthony's Catholic Primary School and to the west of the site is the Oddfellows Hall. Opposite the site are residential properties and St. Anthony's Church.

7.03 The building is two storey in nature and has existing parking spaces to the east and an area of hardstanding and a garden area to the west. The built form of the building extends close to the boundary with the school grounds to the south.

### **7.04 Proposal**

It is proposed to convert and extend the former dwelling to a 9 bedroom house of multiple occupation (HMO). This would comprise 6 rooms with ensuite bathrooms and 3 further bedrooms sharing 1 bathroom over both the ground and first floor. There would be a communal open plan kitchen, dining and living room area on the ground floor. This would involve the replacement of the existing conservatory to the rear with a two storey extension to provide an additional bedroom on the first floor and the replacement of a flat roof over the current garage/store with a pitched roof at single storey.

7.05 There are 2 existing car parking spaces to the east of the building and a further parking area for 2 cars would be provided to the west of the building with a new dropped kerb and vehicle access onto the

High Street. A communal lawn area would be provided to the rear with cycle storage and bin storage.

7.06 Issues

The main issues relate to the intensification of the residential use and the impacts related to noise and disturbance and parking and access issues.

7.07 Access

The proposal uses the existing driveway to the dwelling which provides two parking spaces and proposes to create an additional access point with a further two parking spaces. Both access points would require reversing onto the High Street.

7.08 The Highways Development Control Manager has no objections to the intended use of the existing or proposed points of access. There is no conflict with the siting of the proposed access and the existing bus stop.

7.09 Parking

Four parking spaces are provided with two on the existing driveway to the dwelling and an additional access point is proposed with a further two parking spaces. There are no parking standards within Local Planning Guidance Note 11 for Houses of Multiple Occupation. Each one is dealt with on its own merits depending on its individual set of locational circumstances.

7.10 This property is located within the centre of Saltney town centre. Saltney is a Category B settlement within the UDP and offers a range of facilities. There is a bus stop directly outside the property with regular services to Chester and into Flintshire towns. The settlement offers a wide range of local amenities within the Central Trading Park across the road and a supermarket and other high street conveniences in walking distance. The layout also makes provision for a cycle store. It is therefore considered given its sustainable location that 4 car parking spaces is sufficient in these circumstances.

7.11 Impact on residential amenity and the school

The occupancy of the units and the nature of the tenure is not a material planning consideration. The property is a five bedroom dwelling and could be used as a dwelling without planning permission. A nine bed room HMO would be an intensification of the residential use in terms of the movement associated with the occupants of the dwelling and the associated noise and disturbance, however this would not be significantly different from a large family occupying the dwelling.

7.12 There are no windows in the property which directly overlook the school playing fields or the adjacent residential properties in either the existing dwelling or the proposed extensions. Appropriate boundary

treatment around the curtilage of the property can adequately screen the communal amenity areas to provide privacy for the occupants and the neighbouring properties. This can be controlled by condition.

## **8.00 CONCLUSION**

- 8.01 It is considered that the proposed access and parking arrangements are acceptable given the proposal is in a sustainable location within Saltney.
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention, and has had due regard to its public sector equality duty under the Equality Act 2010.

### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

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