

FLINTSHIRE COUNTY COUNCIL

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

DATE: **24th FEBRUARY 2016**

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

SUBJECT: **FULL APPLICATION FOR CHANGE OF USE TO A HOUSE OF MULTIPLE OCCUPATION AT 7 BREEZE HILL, CONNAH'S QUAY, DEESIDE**

APPLICATION NUMBER: **054219**

APPLICANT: **MR DARRAN HULLEY**

SITE: **7 BREEZE HILL, CONNAH'S QUAY, DEESIDE**

APPLICATION VALID DATE: **26/10/2015**

LOCAL MEMBERS: **COUNCILLOR B DUNN**

TOWN/COMMUNITY COUNCIL: **CONNAH'S QUAY TOWN COUNCIL**

REASON FOR COMMITTEE: **REQUESTED BY LOCAL MEMBER**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a full application for change of use to a House of Multiple Occupation at 7 Breeze Hill, Connah's Quay, Deeside.

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

2.01 Conditions

1. In accordance with plans and particulars.

3.00 CONSULTATIONS

3.01 Local Member

Councillor B Dunn

Requested that the application be determined by Planning Committee due to fire safety issues, inappropriate car parking and potential noise and disturbance to neighbours.

Connah's Quay Town Council

Object to the application on the grounds of fire safety issues, inappropriate parking and potential noise and disturbance to neighbours.

Highways

No objection.

Head of Public Protection

No objections to this being granted permission to be a House in Multiple Occupation but once in operation the following will need to be done:

- This property will be required to be licensed under Mandatory Licensing through the Housing Act 2004 and the owner will need to apply for a Licence.
- This property will need to be registered with Rent Smart Wales under the Housing (Wales) Act 2014.(As of 23rd November 2015)
- The person managing this property will need to have a Licence to do so via Rent Smart Wales under the Housing (Wales) Act 2014.(As of 23rd November 2015)
- This property will need to comply with the Standards for Houses in Multiple Occupation from Flintshire County Council, The Management of Houses in Multiple Occupation Regulations 2006 and the Housing Health and Safety Rating System.

4.00 PUBLICITY

4.01 Site Notice and Neighbour Notifications

No responses received at time of writing.

5.00 SITE HISTORY

5.01 No planning history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan:

Policy GEN1 – General Requirements for Development

7.00 PLANNING APPRAISAL

7.01 Introduction

This a full application to change the use of the dwelling into a House of Multiple Occupation. The plans show that the dwelling is reconfigured to provide kitchen, utility room and bathroom at ground floor, three bedrooms at first floor and a bedroom within the attic space at second floor. The planning application is enforcement generated and the submitted application forms indicate that these works took place in 2014.

7.02 Main Issues

The dwelling concerned is a terraced property, centrally located in a row of six dwellings. Externally there are no changes to the property with a reconfiguration of the internal accommodation only. To all intents and purposes, the property remains as a residential unit with no alteration to its appearance or use.

7.03 The main issues to consider with a planning application of this nature are parking standards and any environmental health issues. With regards to parking, Highways have raised no objection to the proposal. This site is considered to be in a sustainable location with good public transport links and within walking distance of the town centre. The site has also been assessed in relation to the level of available on-road parking at this location by Highways Engineers.

7.04 Though the Local Member and Town Council have raised concerns about potential noise and disturbance to neighbours, Public Protection have no concerns about this planning application. However, there is separate House of Multiple Occupation legislation that Public Protection consider and draw the applicants attention to with regards to it being registered and licenced appropriately. The fire safety issues raised by the Local Member and the Town Council fall under the aforementioned legislation.

7.05 There have been no objections received from any local residents in relation to this proposal.

8.00 CONCLUSION

8.01 The proposal is considered acceptable in principle and detail subject to appropriate conditions and advisory notes.

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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