

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **6<sup>TH</sup> SEPTEMBER 2017**

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

**SUBJECT:** **FULL APPLICATION- EXTENSIONS AND ALTERATIONS TO CREATE AN 11-BEDROOM HOUSE IN MULTIPLE OCCUPATION AT PENTRE HOUSE, CHESTER ROAD, PENTRE**

**APPLICATION NUMBER:** **057084**

**APPLICANT:** **MR N GITTINS**

**SITE:** **PENTRE HOUSE, CHESTER ROAD, PENTRE, CH5 2DT**

**APPLICATION VALID DATE:** **8<sup>TH</sup> JUNE 2017**

**LOCAL MEMBERS:** **CLLR D E WISINGER**

**TOWN/COMMUNITY COUNCIL:** **QUEENSFERRY**

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

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

**1.00 SUMMARY**

1.01 This is a full application for extensions and alterations to create an 11-bedroom House of Multiple Occupation. The main issues are considered to be the impact of the proposal upon local amenity, and traffic generation/parking.

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

2.01 1. Time commencement

2. In accordance with approved details
3. Scheme to provide facilities for parking of cycles to be submitted and approved
4. Maximum Occupancy will not exceed 15 individuals
5. Bathroom windows at second floor to be obscure glazed

### **3.00 CONSULTATIONS**

#### **3.01 Local Member Councillor D E Wisinger**

- Requests that application is determined by Planning Committee

#### Queensferry Community Council

Objects to the proposal on the following grounds:

- The building would not be in keeping with surrounding properties
- The area would be overdeveloped
- Overlooking playing fields of Sandycroft CP school as well as neighbouring properties
- Vehicle access, additional vehicle and parking nuisance and resulting safety issues

#### Head of Assets and Transportation

- Does not believe that a recommendation for refusal on the basis of a lack of parking would be justified. Suggests condition for parking of cycles.

#### Head of Public Protection

- Requests enhanced glazing due to proximity to busy road.

#### Natural Resources Wales

- Offers no formal flood risk objections
- Recommends that landlord and users of the property register with the Flood Warning Service, and display flood risk information to be displayed in a communal area.
- Due to the proximity of site to watercourses all work must be carried out in accordance with relevant regulations.

#### Wales & West Utilities

- Apparatus in area. Promoter of works should contact Wales & West Utilities to discuss their requirements before works commence on site.

### **4.00 PUBLICITY**

#### **4.01 Neighbour Notification**

Three letters of objection received:

- Site is located in flood plain
- Overlooking onto private garden
- Anti-social behaviour in past from occupiers of building
- Parking problems on highway, exacerbated by use of highway by articulated lorries
- Insufficient parking on site
- Does not consider that cycle storage as shown in Planning Statement would be possible
- Requests that fence around bin storage is reinstated
- Questions whether application is retrospective or not.

## **5.00 SITE HISTORY**

5.01 The site has been subject to the following relevant planning applications:

050367-Change of use of dwelling to HMO- Approved 21<sup>st</sup> November 2013

045332- Change of use of part of residential/retail building from workshop and storage area to residential usage- Approved 5<sup>th</sup> November 2008

## **6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan  
STR4 - Housing  
GEN1 - General Requirements for Development  
GEN2 - Development Inside Settlement Boundaries  
D2- Design  
AC3 - Cycling Provision  
AC8 - Buses  
EWP17- Flood Risk

## **7.00 PLANNING APPRAISAL**

7.01 Proposal

This application is for the extension of an existing lawful House of Multiple Occupation (HMO) in order to provide rooms in the loft area to create a resultant 11 room HMO. The building currently could provide accommodation for 13 individuals, the proposed extensions will provide a better and more spacious level of accommodation for the occupants whilst serving a similar number of individuals.

7.02 Site

The site is located within the settlement boundary for Pentre which forms part of the Deeside settlements in the Adopted Flintshire Unitary Development Plan. The application property at present

constitutes the upper floors of a mixed use property comprising a Sandwich shop at ground floor and HMO accommodation at first floor level. The application site forms the end terrace property of a terrace on Chester road that have commercial properties at ground floor, including a Co-Op food store, with residential above. The upstairs residential accommodation is accessed via the rear, on Rectors Lane. The application property has planning permission for its use as a House of Multiple Occupation. The approved development has seven bedrooms, although there are no restrictions on the planning permission pertaining to maximum occupancy.

7.03 Principle of Development

The lawful use of the application premises is as a house of multiple occupation. Therefore the principle of the use as such has already been established. The current proposal is for minor extensions to the building and internal rearrangement to provide upgraded facilities and 5 no. additional bedrooms. The principle of the proposal is therefore compliant with Policy STR4 and Policy GEN2 as it makes the most efficient and effective use of existing housing stock and the conversion of existing buildings within a settlement.

7.04 Impact upon local amenity

The majority of the building work is contained within the existing building, converting the current roof space into additional accommodation. In order to provide head room in the formed rooms an element of the existing roof will be raised to the height of the ridge line of the Rectors Lane return element of the building. In addition a box dormer will be provided on the east elevation of the building. Two small dormer windows are to be introduced onto the south, Chester Road elevation.

7.05 The new windows in the box dormer on the eastern elevation will look onto the rear yards of neighbouring properties. This is mitigated somewhat both by consideration of the situation in terms of overlooking from existing windows, which I do not consider to be materially different, and the arrangement in the adjacent yards of fire escapes and existing extended elements that either screen private areas or act as front entrances for first floor flats. I do not consider the proposal to result in any adverse overlooking impacts upon neighbouring amenity areas.

7.06 It is therefore considered that the development is compliant with Policy GEN1 as it does not have a significant adverse impact on the living condition of nearby residents. Furthermore the development is of a good design, form and scale, protecting the character and amenity of locality and complying with Policy D2.

7.07 Living conditions for future occupiers

The planning unit currently comprises a HMO on the existing floors which accommodates 11 residents. The proposal seeks to convert

the existing loft space. The loft will provide additional bedrooms of a reasonable size all having their own bathrooms and windows to provide natural light and an outlook for the future occupier. A kitchen would also be accommodated in the loft space so future occupiers would not have to move in-between floors to access this facility.

7.08 Environmental protection have recommended that enhanced glazing however the building regulations process will ensure that a double glazed energy efficient unit is fitted and therefore no condition is required to be imposed.

7.09 Parking and Traffic impact

The site is located in a sustainable location within walking distance of existing bus routes and closely located to a wide range of workplaces. The developer has proposed secure cycle storage on site to provide an additional sustainable transport choice for occupiers of the HMO.

7.10 There is no Highways parking standard for this type of development in the Local Planning Guidance Note covering parking. Whilst the proposal increases the number of bedrooms in the HMO there was no restrictive condition placed on the previous permission and it is not considered that the current proposal will greatly increase the number of residents. Given the above I do not consider it appropriate to give undue weight to parking considerations in appraising the proposal. I understand from local residents that there are existing issues concerning parking and the use of Rectors lane by heavy vehicles. These problems appear to come as a result of the shops on Chester road and the Industrial units on Rectors lane and are not associated with this development, or the use of the application premises as a HMO. I therefore consider these issues to be outside of the scope of this application.

7.11 To summarise as the facility provides sufficient cycle storage the proposal is compliant with UDP Policy AC3.

7.12 Flood Risk

The site is located entirely within Zone C1 as defined by the Welsh Government's development Advice Map (DAM). Natural Resources Wales were consulted on the application and after due consideration they declined to offer any formal flood risk objections.

7.13 Given the nature of the proposals and the fact that the application premises is an existing HMO for a similar number of residents in accordance with UDP Policy EWP17 I do not consider it appropriate to request a Flood Consequence Assessment in relation to this application. I recommend that the developer is made aware, through advisory notation attached to any planning permission, of the flood risk issues and recommended to initiate registration with the NRW's Flood Warning Service.

## **8.00 CONCLUSION**

The proposed development is considered acceptable in principle for the reasons outlined above. According the application is recommended for approval

### **8.01 Other Considerations**

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

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.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

### **LIST OF BACKGROUND DOCUMENTS**

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

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