

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **4TH OCTOBER 2017**

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

SUBJECT: **CHANGE OF USE FROM C3 TO C4, A 4 BED (SMALL) HOUSE OF MULTIPLE OCCUPATION AT 8 WELLINGTON STREET, SHOTTON**

APPLICATION NUMBER: **057129**

APPLICANT: **MR LAKHANI**

SITE: **8 WELLINGTON STREET, SHOTTON, CH5 1AH**

APPLICATION VALID DATE: **15TH JUNE 2017**

LOCAL MEMBER: **CLLR D EVANS**

TOWN/COMMUNITY COUNCIL: **SHOTTON TOWN COUNCIL**

REASON FOR COMMITTEE: **LOCAL MEMBER REQUEST - IMPACT ON RESIDENTIAL AMENITY**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This is a full application made in retrospect for the change of use of a 3 bedroom dwelling house to a 4 bedroom house of multiple occupation.

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

2.01

1. Time Limit on Commencement
2. In accordance with approved plans
3. Details of a cycle store to be submitted and approved prior to commencement.

3.00 CONSULTATIONS

3.01 Local Member

Cllr D Evans

Objects to the application as the street is already suffering due to the number of vehicles in the street and the location of bedrooms on the grounds floor are not conducive to a terraced street setting.

Shotton Town Council

No Response

Highways Development Control

No Objection subject to condition in relation to cycle storage

Pollution Control

No Objection

4.00 PUBLICITY

4.01 Neighbour Notifications

No response at the time of writing.

5.00 SITE HISTORY

5.01 None relevant

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR4 - Housing

GEN1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries

AC18 - Parking Provision and New Development

SPG2 Space around dwellings

7.00 PLANNING APPRAISAL

7.01 Proposal

The proposal is for the change of use of an existing 3 bedroom dwelling house into a 4 bedroom House of Multiple Occupation.

The proposed conversion changes one room at ground floor level

7.02 from a living room to a bedroom. In other respects the layout of the house remains the same, with no additional windows.

Site

7.03 The site is located within the settlement boundary for Shotton as shown in the Flintshire Unitary Development Plan. It is located on a residential street primary consisting of terraced properties.

Principal of Development

7.04 The proposal is within the settlement boundary for Shotton and proposal a residential use of an existing dwelling. The principle of the proposal it is therefore acceptable as it makes the most efficient and effective use of existing housing stock and the conversion of existing buildings within the settlement in accordance with Policy STR4 and GEN2.

Main Issues

7.05 The main issues are considered to be the impact of the development upon the character of the area with regard to living conditions of future neighbours, living condition of occupiers and parking.

Impacts on local character with regard to living conditions of

7.06 The lawful use of the building is a large private dwelling house of which the external appearance would be largely unaltered. There would be no material change to the appearance of the building which would harm the character of the area.

7.07 Furthermore the proposal would also ensure the property retained existing amenity space and separation distances from neighbouring houses. There would be no change from the outlook of the existing windows of the residential use to the outlook of the proposed residential use.

7.08 The proposed use is a residential use which operates at a level of intensity only slightly increased to that which might reasonably be expected if it remained as a large private dwelling. However, as the Inspector notes in the appeal decision at 23 The Brackens, which is reported on the agenda for this meeting, the character of an area may change with the introduction of a number of HMO's. However, there is no evidence of other HMO's in the vicinity of the site which would give rise to a cumulative effect of multiple HMO's causing a detrimental change to the character of the area

7.09 The proposal would not adversely affect the character of the area as it would physically harmonise with the site and surroundings as there would be no material change to its current appearance as a dwelling, house and it is thereby compliant with GEN1. Furthermore, as there are no new windows proposed the overlooking of any neighbouring properties is unaltered as the existing living room, which is considered as a habitable room in SPG2, would be converted to a bedroom,

which is also considered as habitable. No greater increase in interface distance is required so there is no impact on the character of the area with regard to the living conditions of occupiers.

Living conditions of future occupiers.

- 7.10 The proposal would utilise 3 existing bedrooms and provide a fourth bedroom as ground floor which was previously used as a living room. The rooms are of reasonable size and each has an outlook and natural light. Every occupant would have access to a bathroom and kitchen either on the same floor or one floor below. Concerns have been raised regarding the appropriateness of a ground floor room being used as a bedroom in a terraced property. There are no planning policies or guidance which state that a bedroom on the ground floor of a terraced property is unacceptable.

Parking and impact on the highway

- 7.11 There is no highways parking standard for this type of development in the Local Planning Guidance Note covering parking. Highways have not objected to the proposal. The appeal decision for No 24 The Brackens, which is elsewhere on the agenda refers to local concerns regarding on-street parking issues but in the light of the fact that there are no objections from the Highways Authority it is considered that the development would not exacerbate on street-parking or increase the vehicular movement to the extent that highway safety or the free flow of traffic is materially harmed. In order to promote a sustainable means of transport and reduce reliance on travel by car, a condition will ensure a cycle store is provided. The site is also located close to the public transport links available within Shotton.

8.00 CONCLUSION

The proposal represents a residential use in a residential area. The dwelling is large and detached and has sufficient amenity space around it to ensure that any impacts from the development are minimal. Parking provision is adequate within the site. As such I recommend that the proposal is acceptable and should be approved.

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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