

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **10TH JANUARY 2018**

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

SUBJECT: **FULL APPLICATION – CHANGE OF USE TO HOUSE IN MULTIPLE OCCUPATION AT 68 MOLD ROAD, BUCKLEY.**

APPLICATION NUMBER: **057589**

APPLICANT: **MRS J DUTTON**

SITE: **68 MOLD ROAD, BUCKLEY**

APPLICATION VALID DATE: **5th OCTOBER 2017**

LOCAL MEMBERS: **COUNCILLOR C ELLIS**

TOWN/COMMUNITY COUNCIL: **BUCKLEY TOWN COUNCIL**

REASON FOR COMMITTEE: **IMPACT ON NEARBY PROPERTIES DUE TO SIZE OF PROPERTY ON MAIN ROAD AND PROBLEMS WHICH RELATE TO PARKING AT NEIGHBOURING PROPERTIES WHICH MAY INTENSIFY THE PROBLEMS EXPERIENCED CURRENTLY**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This full application seeks permission for the change of use of a dwelling house to a four bedroomed house of multiple occupation within the settlement boundary for Buckley. It is considered that the proposal is acceptable in policy terms, and will not detrimentally affect the amenity of neighbours or of the locality.

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

- 2.01
1. Time Limit on commencement
 2. In accordance with approved details
 3. Secure bike storage scheme to be submitted and thereafter implemented
 4. Rooms let on the basis of single occupancy only
 5. Scheme for the disposal of foul, surface and land water to be agreed
 6. Scheme for bin and recycling storage to be agreed.

3.00 CONSULTATIONS

3.01 Local Member
Councillor C Ellis

Concerned of the impact of the development on nearby properties due to its size on the main road and problems which relate to parking at neighbourhood properties.

Buckley Town Council

Lack of HMO policy has potential for increased growth of HMOs which could change the nature of the areas of the town.

Potential for 9 residents and impact of parking of vehicles for this number of residents.

Health and Safety concerns due to potential use of microwaves and minicookers in rooms.

No common area for residents

Queries size of small bedroom as adequate accommodation

Head of Assets and Transportation

No objection.

Requests imposition of condition regarding secure bicycle storage

Head of Public Protection

No adverse comments

Welsh Water/Dwr Cymru

Request imposition of condition relating to surface water disposal

Natural Resources Wales

No objection to the scheme

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

One letter of objection

- Health and safety and fire safety risks if double occupancy allowed

5.00 SITE HISTORY

5.01 No relevant site history

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
STR1- New Development
GEN1- General Requirements for New Development

7.00 PLANNING APPRAISAL

7.01 Proposal

The proposal seeks to convert an existing three bedroom residential property at 68 Mold Road, Buckley, to a 4 bedroom House of Multiple Occupation. There are no external changes proposed to the property. The internal changes include utilising an existing lounge/dining room as the two downstairs bedrooms. The existing 'box room' will not be utilised as a bedroom.

7.02 Site

The site is within the settlement boundary for Buckley as shown in Flintshire's Unitary Development Plan.

7.03 Principle of Development

The proposal is within the settlement boundary for Buckley and is for the residential use of an existing dwelling. The principle of the proposal 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.

7.04 Main Issues

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, future occupiers and parking.

7.05 Impacts on character and appearance with particular regard to living conditions of neighbouring occupiers

The lawful use of the property is a residential use. The dwelling is a semi-detached dwelling typical of the area. As no external changes are proposed there would be no material change to the appearance of the building which would harm the character of the area.

As there are no external changes the use of the current downstairs

rooms as bedrooms would introduce no further overlooking than already occurs from habitable room windows. The proposal would also retain amenity space to the rear.

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 C3 dwelling-house.

The proposal would not adversely affect the character or the area as it would physically harmonise with the site and surroundings as there would be no material change in its current appearance as a dwelling. It is therefore compliant with FUDP Policy 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 a habitable room. No greater increase in interface distances is created and no reduction in rear amenity space and so there is no impact on the character of the area with regard to the living conditions of neighbours.

Living conditions of future occupiers

7.06

The living conditions of future occupiers can be considered a material planning consideration. It is important to note that there are currently no planning guidance on the size or layout of HMO's with regard to provision of acceptable living conditions for occupiers. The initial scheme proposed a 5 bedroom HMO with the smallest room being 5.31M2 in floor area, which is unacceptably small where there is no shared amenity space. Therefore the plans have been amended to show that the proposed smallest bedroom will be used for storage.

With regards to the four proposed bedrooms as the applicant has not advanced a limitation on their level of occupation, which has been the case in other submissions in order to provide an acceptable level of living conditions for future occupiers a condition will be imposed to ensure each room is single occupancy only. The rooms are a reasonable size to accommodate a single occupant.

Parking and impact on the highway

7.07

There is no highways parking standard for this type of development in the Local Planning Guidance Note which addresses parking. Highways have not objected to the proposal. Existing parking provision is provided by a single space to the rear of the property, accessed through the garage site. The site owner also owns land to the rear of the garage. It is not uncommon in this part of Mold Road for residential and commercial properties to have no parking provision. The site is located close to Buckley town centre, with good transport links in close proximity, including Bus stops immediately outside the property. Buckley Railway station is easily accessible

from the town.

I do not consider that the proposal would unacceptably add to any parking need given the occupancy for the HMO would be restricted to 4 people which would be similar to the level of car ownership if the property remained a C3 dwelling. 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. It is envisaged this could be sited in the spacious rear garden.

On the basis of recent Appeal decisions on other HMOs in the County, I do not consider that the parking available at this site is sufficient reason for refusal. There is no reason to assume that the use of the dwelling as a HMO would exacerbate existing parking issues in the locality any more than the lawful use of the site as a dwelling house.

8.00 CONCLUSION

8.01 It is considered that the proposal, for the above reasons and subject to conditions is acceptable in planning terms.

8.02 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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