

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **3RD OCTOBER 2018**

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

SUBJECT: **CHANGE OF USE FROM B1 OFFICE TO C4 USE PROPOSED 20 BEDROOM - HOUSE OF MULTIPLE OCCUPATION AT 64 CHESTER STREET, FLINT**

APPLICATION NUMBER: **058669**

APPLICANT: **REVIVE PROPERTY LIMITED**

SITE: **64 CHESTER STREET, FLINT**

APPLICATION VALID DATE: **2nd JULY 2018**

LOCAL MEMBERS: **CLLR I ROBERTS**

TOWN/COMMUNITY COUNCIL: **FLINT TOWN COUNCIL**

REASON FOR COMMITTEE: **CLLRS REQUEST: IMPACT ON AMENITY AND PARKING**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This is a full planning application for the change of use of the former office to a house of multiple occupation containing 20 bedrooms at 64 Chester Street, Flint.
- 1.02 The main issues relate to the intensity of the residential use with impacts related to noise and disturbance along with parking and access.

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. Maximum occupation to be 20 people
4. Facilities shall be provided and retained within the site for the parking of vehicles.

3.00 CONSULTATIONS

3.01 Local Member: Cllr I Roberts objects to the proposal on the following grounds:

- The development would be incongruous in an area which is principally used for commercial and office space.
- The development would have highways implications with the lack of adequate parking.
- Requests that, if approved, a condition requiring the submission of a management plan is required.

Flint Town Council: No response at time writing.

Highways Development Management: No objection subject to conditions:

Public Protection: No response at time of writing

4.00 PUBLICITY

4.01 Site Notice and Neighbour Notification

One letter of objection received stating that the proposal will have a detrimental effect on the area due to the increased risk to residents because of increased traffic, insufficient infrastructure such as health care to accommodate existing and already planned increase in population.

5.00 SITE HISTORY

5.01 No recent history

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

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 office to a house of multiple occupation containing 20 bedrooms at 64 Chester Street, Flint.

7.02 Site description

The building is a former office and is located at 64 Chester Street, Flint. The building is accessed via a private access to the rear and is bounded by a mixture of commercial and residential uses. Opposite the site is a supermarket and fire station.

7.03 The building is two storey in nature and has existing parking spaces to the rear and an area of hardstanding to the side west. The built form of the building extends close to the boundary of a residential property to the north west and is attached to a retail unit to the southwest.

7.04 Proposal

It is proposed to convert the former office to a 20 bedroom house of multiple occupation (HMO). This would comprise 10 bedrooms on the ground floor and a further 10 bedrooms on the first floor. There would be a communal open plan kitchen, dining and living room area on both floors with 18 of the proposed bedrooms including en-suite facilities.

7.05 The existing car parking area to the rear of will be utilised to provide 16 parking spaces along with a bike and refuse store.

7.06 Main Issues

The main issues relate to the impact of the development on the character of the area with regard to living conditions of neighbouring and future occupiers with particular regard to intensity of the

residential use giving rise to noise and disturbance along with parking and access issues.

7.07 Access

The proposal uses the existing private driveway to the office which is located off Park Avenue. The Highways Development Control Manager has no objections to the intended use of the existing points of access.

7.08 Parking

The existing car parking area to the rear of will be utilised to provide 16 parking spaces along with a bike and refuse store. At a recent appeal for a HMO in Saltney, the Inspector noted that:

“The appellants has, however estimated that the HMO would generate a parking demand of 0.4 cars per flat, or less than 4 in total, based on the Residential Car Parking Research undertaken by the Department for Communities and Local Government in 2007. Whilst this research was undertaken in an English context, it nonetheless provides an evidenced indication of the likely traffic generation of an HMO.”

7.09 Although SPG11 Parking standards contains no standard parking provision for a HMO, in another recent application for a HMO the rational of 0.4 car parking spaces has been applied. If the same rational is applied to this application a requirement for a maximum of 8 parking spaces would be applied.

7.10 In addition, this property is located within Flint town centre. Flint is a Category A settlement within the UDP and offers a range of facilities. There is a bus stop outside the property with regular services to Chester and into Flintshire towns. The settlement offers a wide range of local amenities within the Town Centre located on the same road and a number supermarket and other high street conveniences in walking distance. The layout also makes provision for a cycle store. Given its sustainable location and the number of parking spaces provided, Highways Development Control have raised no objection subject to conditions.

7.11 Impact on the living conditions of neighbour occupiers

The occupancy of the units and the nature of the tenure is not a material planning consideration. The property is currently a large office building with no restriction on the intensity of the office use or number of employees. There is also no restriction in the hours the office could be used.

A 20 bedroom HMO would be an intensification of the existing use in

7.12 terms of the movement associated with the occupants and the associated noise and disturbance, however this would not be significantly different from surrounding mixture of uses.

7.13 As there are no new additional windows proposed to the building and no other external changes there would be no material change to the appearance of the building which would be harmful to the character of the area.

7.14 The adjacent building is currently used a dwelling house with two windows looking towards to proposed site. The distance between the two elevations is 3.3m at its narrowest increasing to approximately 4m at the rear elevation. The windows on the side elevation, which are to serve the proposed kitchen and living areas, will be obscurely glazed to protect the amenity of both the existing and proposed residents. One further window on the side elevation, which serves an en-suite, will be remoted to ensure privacy for the future occupants.

Living conditions of future occupiers

7.15

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 in Flintshire on the size or layout of HMO's with regard to provision of acceptable living conditions for occupiers. The proposal provides shared area which provides kitchen and amenity space. As the applicant has not advanced a limit on the level of occupation, 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. All the bedrooms proposed are of a reasonable size to accommodate a single occupant, with room for a bed, storage and desk. The proposed bedrooms overlook both the front of the building towards the highways and the rear of the building towards to parking area. The front and rear elevations are both well in excess of any separation distance standards in relation to habitable rooms.

8.00 CONCLUSION

It is considered that the proposed access and parking arrangements are acceptable given the proposal is in a sustainable location within Flint.

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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