

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **28TH MARCH 2018**

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

SUBJECT: **FULL APPLICATION- CHANGE OF USE TO HOUSE OF MULTIPLE OCCUPATION (PARTLY RETROSPECTIVE) AT 5 THE POPLARS, HAWARDEN**

APPLICATION NUMBER: **057260**

APPLICANT: **MS SARAH DAVIES**

SITE: **5 THE POPLARS, HAWARDEN, DEESIDE**

APPLICATION VALID DATE: **24th NOVEMBER 2017**

LOCAL MEMBERS: **COUNCILLOR D MACKIE**

TOWN/COMMUNITY COUNCIL: **HAWARDEN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **CONCERN OVER INADEQUATE PARKING**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a full application made in retrospect for the change of use of a 5 bedroom dwellinghouse to a 6 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 details
 3. Facilities shall be provided and retained within the site for the

parking of cycles in accordance with a scheme to be submitted to and approved by the County Council.

4. Maximum occupancy to be 6 individuals

5. Scheme for bin and recycling storage to be agreed

6. Scheme to extend the vehicular footway crossing to be agreed within 6 months of approval.

3.00 CONSULTATIONS

3.01 Local Member

Councillor D Mackie

Concerns over development. Parking Issues. Very Limited parking available.

Hawarden Community Council

Objection

Head of Assets and Transportation

No objection. Conditions proposed.

Head of Public Protection

No adverse comments

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

3 letters of objection received

- 5 parking spaces declared but only 3 provided
- On street parking already a problem
- Use out of character with surrounding area
- Increase of traffic since unauthorised use began

1 comment (neither object nor support) received

- Queries overspill of parking onto nearby roads

5.00 SITE HISTORY

5.01 No relevant planning 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

7.00 PLANNING APPRAISAL

7.01 Proposal

The proposal seeks to convert an existing 5 bedroom residential property at 5 The Poplars, Hawarden, to a 6 bedroom House of Multiple Occupation. There are no external changes proposed to the property. The internal changes include rearrangement of the internal rooms and use of a ground floor room, which appear to have served as a sitting room, as a bedroom.

7.02 Site

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

7.03 Principal of Development

The proposal is within the settlement boundary for Ewloe and is for residential use of an existing dwelling. The principle of the proposal is therefore acceptable as it makes the most efficient and effective use of the existing housing stock in accordance with Policy STR4 and GEN 2 of FUDP.

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 for neighbours, future occupiers and parking.

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

The lawful use of the property is a two storey detached dwelling which is typical of the area. As no external changes are proposed there would be no material change in the appearance of the building which would be harmful to the character of the area.

As there are no external changes to the existing dwelling house and the use of the downstairs rooms to be converted to bedrooms were habitable rooms this change will not introduce any further overlooking. The proposal will also retain amenity space to the rear for drying clothes and storage.

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 of 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 Policy GEN1. Furthermore, as there are no new windows proposed the overlooking of any neighbouring properties is unaltered as the existing sitting and dining room, which are considered as habitable rooms. 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. There is a large kitchen/dinner, lounge, utility room and garage which provides shared amenity space. The smallest bedroom on the first floor which is 9.9m² and is acceptable in terms of housing standards where there is shared living space.

As the applicant has not advanced a limit on 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.

Parking and Impact on the highway

7.07

There is a concern that the increased residential use of the HMO, above what would reasonably be the residency of a private dwelling, namely 6 people living as a family, would increase the use of vehicles being kept at the site.

At a recent appeal for a HMO in Buckley, the Inspector noted that :

"The appellant 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."

If the same rationale is applied to this application then there would be a requirement for 2.4 car parking spaces. The existing parking provision is provided for by driveways to the front that have been stated to accommodate up to 4 cars free of the highway, although from my own calculations I would estimate that 3 cars could park comfortably on the site. The site is within the settlement boundary for Hawarden but is not located particularly close to the town centre.

There are transport links, namely the Chester/Mold bus service on Wood Lane, within walking distance of the property but the sustainable transport links in this location are fairly limited. As such it would be reasonable to presume that there may be a higher reliance on car usage arising from the proposed HMO.

I recommend that a condition is imposed to ensure that secure bicycle storage is available on site. This provides a non-car transport option for residents and ensures that this option is retained.

CONCLUSION

8.00

I consider that the proposal is in accordance with the relevant development plan policies, and having considered the objections received and all other matters I recommend that the application is 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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