

APPLICATION NO: 23/3824N

PROPOSAL: Demolition of existing garage and creating of a new build 7 room HMO

ADDRESS: 173, MINSHULL NEW ROAD, CREWE, CW1 3PW

APPLICANT: Sean Stockton

CONSULTATION RESPONCES

Representations:

An additional letter of objection has been received. The main issues raised are:

- Lack of parking provision for 7no bedrooms and potential visitors
- Lack of bin/recycling provision for occupants
- The development will impact on house prices in the area
- Concerns that additional dwelling will impact on ongoing drainage issues in the area
- Query the occupancy of the HMO, e.g., social housing/private rent
- Concerns raised regarding construction traffic during construction phase
- Previous construction contractors who build house where inconsiderate and did not undertake dust control measures etc.

OFFICER COMMENT

The majority of the issues raised above have already been dealt with in the main officer's report to the committee, and therefore no amendment to the recommendation is required.

Issues of bin storage, and drainage can be dealt with by conditions if approved.

Lack of parking provision is a reason for refusal as set in the officer report.

Impact on house prices and occupancy of the building are not material planning considerations and therefore have not altered the recommendation of the application. However, in terms of occupancy the application sets out that the building would be let out on a short-term tenancy basis.

Although the construction phase of development can impact on neighbouring amenity it is accepted that this will be on a short-term basis. Construction hours and dust control measures are controlled by Environmental Protection, however informatives would be added to highlight the requirements of the developer should the application be approved.

RECOMMENDATION – Refuse as set out in the main officer's report.