

Application No: 16/1309N
Location: 13, Buxton Avenue, Crewe, CW1 6EU
Proposal: Change of use of existing dwelling house to form 6 No Bedsits and 1 No Flat with external stair
Applicant: Tomer Spitkowski
Expiry Date: 10-May-2016

CONCLUSION

The proposed development for external alterations, rear dormer, and conversion of dwelling into six bed sits and one self contained flat, with is acceptable in principle and would not be detrimental to the character or appearance of the surrounding area, the existing dwellinghouse, the amenity of the neighbouring properties, or highway safety. The development is therefore considered to comply with the relevant policies in the Local Plan and a recommendation of approval is made.

SUMMARY RECOMMENDATION

Approve subject to conditions

REASON FOR REFERRAL

This application has been called in by Cllr Brookfield on grounds of inadequate bin storage, associated antisocial behaviour, parking congestion and amenity impacts from overlooking.

DETAILS OF PROPOSAL

This application seeks planning permission for the change of use form a single dwelling house to form 6 bedsits and one self contained flat.

Permission is also sought for building alterations including:

- Additional doors and window to front elevation;
- Steel construction rear access stair to first floor;
- Rear flat roof dormer finished with timber shiplap boarding;
- Two 'velux' windows to the front roof elevation.

SITE DESCRIPTION

The application site is a two-storey, mid terraced dwelling, situated on Buxton Avenue, within the Settlement Boundary of Crewe.

The property has an open brick finish, a dual-pitched tiled roof and white uPVC fenestration

RELEVANT HISTORY

None Relevant

NATIONAL & LOCAL POLICIES

National policy

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development.

Of particular relevance to this application are paragraphs; 17 (Core planning principles) and 56-68 (Good design).

Development Plan

The Development Plan for this area is the Crewe and Nantwich Local Plan 2011.

The relevant Saved Policies are:

BE.1 Amenity

BE.2 Design

BE.3 Access and Parking

RES.11 Improvements and Alterations to Existing Dwellings

Supplementary Planning Document (SPD) – Extensions and Householder Development

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

SD1 (Sustainable Development in Cheshire East)

SD2 (Sustainable Development Principles)

SE1 (Design)

CONSULTATIONS

Highways: No Objection.

Environmental Protection: No Objection subject to Informative.

Housing Standards: No Objection.

VIEWS OF THE TOWN COUNCIL:

Crewe Town Council: Objection received on the following grounds:

- *Inadequate off-street parking and the absence of details of bin storage to meet the needs of the potential number of occupants;*
- *The proposal, in combination with other existing shared houses in the area, will adversely affect the amenity of residents through increased noise and disturbance;*
- *Overlooking of neighbouring property from principal rooms at first and second floor level.*

OTHER REPRESENTATIONS

Neighbour notification letters were sent to adjoining occupants.

In addition to the objection from the Town Council, five neighbour comments and direct representations from Cllrs Hogben and Brookfield have been received raising objection to the proposal on the grounds of the following issues:

- Loss of residential amenity as a result of
 - noise and waste impacts
 - loss of privacy from overlooking
- Adverse highways Impacts as result of parking
- Inadequate bin storage provision
- Lack of family housing in the area

(A full record of received comments can be found on the Cheshire East Borough Council web site)

APPRAISAL

The key issues are:

- The principle of the development
- The impact upon neighbouring amenity
- The impact of the design
- The impact upon highway safety

Principle of Development

The development site is situated within the settlement boundary of Crewe, where there is a presumption in favour of sustainable development. The proposals for the conversion of single dwelling into six bed sits and the formation of self contained flat and proposed alterations including external stair and flat roof rear dormer extension are in principal acceptable subject to compliance with the relevant local plan policies as discussed below. In addition the Supplementary Planning Document 'Extensions and Householder Development' is also a material consideration.

Design

Policy BE.2 of the Local Plan advises that proposals for new development will be permitted provided that they achieve a high standard of design, respect the character and form of the surroundings, and would not adversely affect the streetscene by reason of scale, height, proportions or materials used.

It is considered that the height, scale, form and appearance of the proposed rear dormer extension and proposed alterations to openings is considered to be appropriate and appear subservient to the original dwelling and in keeping with the streetscene.

The proposals for a steel construction external stair for access to the first floor flat to the rear elevation would not be readily viewed from the streetscene, and would not be considered to represent an overly obtrusive feature in relation to the host dwelling.

It is therefore considered that there would be no significant impacts on the character of the street scene, original dwelling house and surrounding area as a result of the proposals, and is in accordance with Local Plan policies RES.11, BE.2 and advice provided within the SPD 'Extensions and Householder Development'.

Amenity

Policy BE.1 (Amenity) of the Local Plan advises that development shall only be acceptable where it would not prejudice the amenity of future occupiers or the occupiers of adjacent properties by reason of overshadowing, overlooking or visual intrusion or that of noise or odour impacts.

The application site is a mid terrace. It is considered that the properties affected by the development are those either side, on Buxton Avenue and the rear of properties on Lea Avenue.

Concerns have been raised relating to adverse amenity impacts as a result of noise impacts as a result of the intensification of the residential use and as a result of overlooking, which specifically relate to the rear of no. 18 Lea Avenue across the rear alley.

The proposed rear flat roof dormer with windows serving would face rear elevation of no. 18 Lea Avenue with a separation distance of approximately 27m to any principle windows, and due to height and position would not offer any direct views. As a result would therefore not be

considered to represent any adverse amenity impacts as a result of overlooking and loss of privacy as a result of the proposed rear dormer or that of any of the amended openings.

Likewise the window to the rear elevation for the self contained flat would be in excess of 27m to the rear elevation of no. 18 Lea Avenue and would not represent any additional loss of residential amenity over the existing situation.

The location and use of the rear external stair which is primarily for access, and not for use as a balcony, would not result in any significant loss in amenity to neighbouring properties.

With regards the provision of private amenity space for future residents it is proposed the rear yard area is to be used for both the self contained flat and bed-sits. Whilst it is appreciated that this space is limited it is considered that the proposed residential use as bed-sits and single flat, that this communal area would be sufficient to enable residents to undertake necessary general activities such as drying of washing and private outside space.

With regards provision of adequate accommodation living space, consultation with the councils housing standards officer raised no objection to the proposals. As such it is considered that the proposals would not result in adverse living standards of future residents.

Consultation with the Councils Environmental Protection has not raised any objection to the proposals, subject to attachment of informative relating to hours of construction and advice relating to building regulations on noise transmission.

For the above reasons it is considered that the proposals would not result in any significant adverse amenity impacts on neighbouring properties or that of future residents and would accord with Policy BE.1 (Amenity) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Highways

A primary concern raised both from local residents and town councillors is the potential adverse impact upon highway safety from a parking and access perspective. Parking on Buxton Avenue has been reported to be currently problematic and additional pressure from the multi residential use of the dwelling has raised concerns as to highways safety and provision of safe parking for residents.

The Councils Strategic Infrastructure Manager has raised no objection to the proposals and advises that the loss of the parking space in the garage would be replaced by on street parking by the removal of drop curb and H-Bar marking. He further advises that car ownership data for this area and dwelling type results in little additional on-street parking and the traffic impact as a consequence of this proposal will be negligible.

Accordingly, there would not likely be any significant adverse impact upon highways safety and that the proposals would be in accordance with Policy BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Other Issues

Bin storage and collection has been raised as a significant concern from both local residents and town councillors. To address these comments the applicant has provided revised plans showing additional off street bin storage in addition to the existing on street provision.

The proposals show the provision of off-street bin storage both to the front of the property, showing space for two large bins, for the self contained flat and to the rear within and adjacent to an attached outbuilding, showing space for five bins, for the bed-sits.

It is considered that the provided storage, which is not all contained, is not considered appropriate and therefore has the potential to cause adverse amenity impacts upon neighbours.

The applicant has subsequently advised that the space shown for bin storage in the rear outbuilding has the potential to be utilised for cycle storage and that a custom built bin storage area would be feasible within the rear yard area this information would be provided via an update.

In addition to clarify the waste requirements for the bed sits comments from the Council's Cleansing Department are awaited and will be provided within the committee update.

Subject to the provision of further information via committee update and the provision of a suitable covered bin storage area, which would be secured by condition, should approval be granted, it is considered that the proposals would satisfy the waste management needs of the self contained flat and that of the bed sits.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development will not have a significant impact upon neighbouring amenity. The proposed development is of an acceptable design and complies with Policy BE.1 (Amenity), Policy BE.2 (Design Standards), and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

RECOMMENDATION

APPROVE subject to conditions;

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials to Match**
- 4. One bike parking space for each flat/bed sit to be provided**

Informative:

- 1. NPPF**
- 2. Hours of construction**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic

Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

