

Application No: 16/5584N

Location: 84, EDLESTON ROAD, CREWE, CW2 7HD

Proposal: Change of use from dwelling (C4) to sui generis house in multiple occupation for 7 people including the provision of a rear dormer.

Applicant: ben morris, Hopscotch Investments Ltd

Expiry Date: 29-Nov-2017

SUMMARY:

The site is within the Crewe Settlement Boundary, as defined by the Adopted Replacement Local Plan 2011, where there is a presumption in favour of sustainable development.

Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety, design and residential amenity satisfying the environmental sustainability role.

The proposal would satisfy the economic sustainability roles by providing employment in the locality.

In terms of the social role of sustainable development, the proposal would create additional residential accommodation in a sustainable location within close proximity to the Town Centre.

RECOMMENDATION:

Subject to no additional issues being raised as part of the latest consultation period which expires on 28th November 2017 the application is recommended for APPROVAL subject to conditions.

REASON FOR DEFERRAL

This application was DEFERRED at the Southern Planning Committee meeting on 4th October 2017 for the following reason;

‘To allow consultation with Building Control regarding the staircase, re-consultation on the amended plans, and the correct plans to be included in the key plans pack for Committee Members’

REASON FOR CALL IN

The application has been called in to Committee by Councillor Hogben. The reasons are as follows:

- *Inadequacy of proposed parking provision with resulting impact on surrounding area, where on-street parking on side streets leads already to congestion.*
- *Concerns about the provision within the application for adequate waste storage and collection, with likely resulting impact on surrounding area which is already a fly tipping hot spot in Crewe.*
- *Concerns about room sizes and the amenity of any future residents of the proposed HMO, owing to very poor standard of plans, which appear to be indicative only and six years old to boot.*
- *Proposed government reforms to HMO licensing which will be intended to tighten up requirements, and are currently subject to consultation.*
- *Unacceptable increase to HMO density within the area, with policy implications for Cheshire East Council that should be addressed within any future Local Plan.*

PROPOSAL

Full planning permission is sought for a change of use from dwelling (C4) to sui generis house in multiple occupation for 7 people including the provision of a rear dormer.

The only external alteration proposed is the addition of one dormer window to the rear elevation of the property.

SITE DESCRIPTION

The property is a mid terraced two-storey unit. The dwelling also has an annexe to the rear which is used for accommodation. The annexe is situated within the same domestic curtilage as the main dwelling and currently houses 6 people. The proposal only seeks to alter this through the addition of a loft conversion where an additional bedroom will be provided for an additional person.

The locality consists of mixed residential and commercial uses with residential to both sides and rear.

RELEVANT HISTORY

11/4054N - Rear Extension to Form a Flat / Apartment- Approved with conditions- 15th March 2012.

11/0839N - Rear Extension to Form Two Flats- Refused - 25th July 2011.

NATIONAL & LOCAL POLICY

Local Plan:

Cheshire East Local Plan Strategy
 SD 1 Sustainable Development in Cheshire East
 SD 2 Sustainable Development Principles
 SE 1 Design
 SE 2 Efficient Use of Land
 SE 9 Energy Efficient Development
 SE 12 Pollution, Land Contamination and Land Instability
 EG1 Economic Prosperity

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy Local Plan that still apply and have not yet been replaced. These policies are set out below.

BE.1 – Amenity

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

RES.9 – Houses in Multiple Occupation

Supplementary Planning Guidance/Documents:

SPD – Development on Backland and Gardens

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs 14 and 19.

CONSULTATIONS:

Crewe Town Council: Has resolved to make further comment on application 16/5584N - (Revised Plans 17/5/17 and 14/6/17). The Town Council comments are as follows;

- 1) Understands from the Housing Standards and Adaptation Team Leader's comments that the revised plans are compliant with the requirements for Houses in Multiple Occupation based on single room occupancy. Nevertheless, it feels that Bedroom 1 on the first floor (by virtue of size) and Bedroom 7 - the loft bedroom (by virtue of limited headroom) do not meet the Town Council's expectations for decent living conditions and would like to see better quality accommodation provided for Crewe residents.
- 2) The Town Council sustains its previous objection to this proposal because of the inadequate provision of off-street parking for the number of bedrooms.

Further consultation on plans received on the 18/10/17 is underway and this expires on the 28th November 2017.

Highways: No objection Edleston Rd has TROs to prevent on-street parking, car ownership data indicates demand will be low and sited in close proximity car parks in the town centre

Housing: No objections to using the attic space, as the amenities will be adequate for the proposed numbers.

Environmental Health: No objections subject to a waste provision condition, and noise generative works informative.

Building Control: Agreed that although the pitch is not ideal it is a better scenario than the previous proposals and that with a handrail either side they would be acceptable to us at Building Control.

REPRESENTATIONS:

One general comment has been received at the time of the report which states that:

Amendments to The Housing Act 2004 regulations, coming into force in 2017 (exact date is not known at this time), will require HMO type properties with 5 or more persons in occupation to require a licence provided by the Local Authority to operate as an HMO. As such, all licensable HMO properties will need to comply with licensing criteria and legislation associated with such.

No further comments at this time in relation to revised plans.

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site lies in the Settlement Zone Line, where there is the presumption in favour of sustainable development.

The issue in question is whether this proposal represents sustainable development and whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the presumption in favour of sustainable development.

Reason for Deferral

This application was DEFERRED at the Southern Planning Committee meeting on 4th October 2017 for the following reason;

‘To allow consultation with Building Control regarding the staircase, re-consultation on the amended plans, and the correct plans to be included in the key plans pack for Committee Members’

Building control have now provided updated comments on the proposal and state that although the pitch is not ideal, the proposal now poses a better scenario than the previous proposals and that, with the aid of a handrail on either side, the staircase as proposed would now be acceptable to Building Control.

Re-consultation on the amended plans is now underway with the date of re-consultation due to expire on the 28th November 2017.

The key plans have also now been amended to reflect the correct version of the proposal.

Local Plan Policy (RES.9) Houses in Multiple Occupation:

The development is located within the Crewe and Nantwich Settlement boundary which is considered to be a sustainable location. The proposal seeks to alter the existing site, from housing 6 people (including the rear annexe), to housing 7 people (as a result of proposed loft conversion). The proposal therefore seeks to accommodate an additional one person to the 6 individuals already living in existence at the property. There are no double occupancies within the property.

RES. 9 (Houses in multiple occupation) states that:

PROPOSALS FOR THE SUB-DIVISION OF BUILDINGS TO PROVIDE SELF- CONTAINED RESIDENTIAL UNITS WILL BE PERMITTED, PROVIDED THAT:

THE BUILDING TO BE CONVERTED IS LARGE ENOUGH TO PROVIDE SATISFACTORY LIVING ACCOMMODATION FOR FUTURE RESIDENTS WITHOUT THE NEED TO CONSTRUCT EXTENSIONS WHICH WOULD CONFLICT WITH POLICIES BE.1 AND BE. 2; The only proposed change to the dwelling is the loft conversion with the additional of 1 dormer window. No other external changes are proposed.

THE PROPOSAL WOULD NOT RESULT IN AN ADVERSE CHANGE TO THE EXTERNAL APPEARANCE OF THE BUILDING WHICH WOULD BE UNACCEPTABLE IN TERMS OF DESIGN OR MATERIALS USED; Aside from the one dormer window, there are no other external alterations to the dwelling nor the annexe proposed, in which both are already in situ.

THE DEVELOPMENT DOES NOT DETRACT SIGNIFICANTLY FROM THE AMENITIES OF NEIGHBOURING RESIDENTS, THROUGH NOISE TRANSMISSION OR OVERLOOKING, (IN ACCORDANCE WITH POLICY BE.1); AND

PROVISION IS MADE WITHIN THE SITE FOR ADEQUATE AND PROPERLY LOCATED CAR PARKING AND SAFE ACCESS (IN ACCORDANCE WITH POLICIES TRAN.9 AND BE.3). WHERE SUFFICIENT OFF-STREET PARKING PROVISION IS NOT POSSIBLE DUE TO THE CONSTRAINTS OF THE SITE, KERBSIDE FACILITIES MAY BE ACCEPTABLE PROVIDED THAT THEIR USE DOES NOT CREATE OR WORSEN DANGEROUS HIGHWAY CONDITIONS, OR SIGNIFICANTLY DETRACT FROM THE AMENITY OF LOCAL RESIDENTS. The development is not considered to add any detrimental issues amenity in addition to the development already in situ by means of noise transmission or overlooking. Whilst rear dormer windows are proposed there is a significant separation to rear facing properties which would prevent harm through overlooking. Additionally, there are two car parking spaces at the site with what is considered a safe access off two adjoining roads which can be viewed on the car parking access plan. Given the location of the dwelling close to the town centre with access to various public transport networks, Highways have considered this level of parking to be acceptable for the proposal.

Crewe Town Centre

The proposal site is situated outside of the Town Centre Boundary as per the Crewe and Nantwich Replacement Local Plan 2011 with no loss to any function of the town centre proposed.

Highways

Edleston Road is the main road and there are TROs to prevent on-street parking, and therefore prevent the blocking of traffic using this through route.

Car ownership data indicates that for a development of this size around a few cars will be owned by occupants. There are a number of car parks within a short walking distance from the proposal and the net impact of this proposal over the existing residential use will be minimal.

No objection is raised by the Councils Head of Strategic Infrastructure.

The site has one car parking spaces in existence which are not currently utilised. There is also provision for the keeping on 7 bikes on site proposed. It is therefore considered that there would not be any issues relating to the Highway.

Design

The only alteration proposed is the addition of a dormer window with a rear facing window installed, in which to facilitate the loft conversion. This would be located on the rear elevation and contained in the roof space therefore it is not considered that there would not be any issue in relation to design.

Amenity

Residential properties are sited to both sides and rear therefore the proposed use is a complimentary use. The property is currently used for accommodating 6 people and the loft conversion to house a potential 7th is not considered to cause any further issues of detrimental amenity.

The rear dormer will be sited 33m to rear facing windows and 22m to rear garden area of the property to the rear which is well in excess of recommended interface distance in the SPD . There would be potential for some limited overlooking of the properties to the sides however this would not be direct and an element of overlooking of rear garden areas is inevitable in high density areas.

Council SPD does not stipulate a set size of garden area/amenity space for flats/apartments other than some space should be provided. The property does seek to provide some limited private amenity space to the rear and the location of the site also gives easy access to indoor and outdoor recreation facilities with the nearest park being located 500m away from the site (Westminster Street Park). Therefore it is considered that future occupants will be able to enjoy amenity space either on site or in the parks locally.

There is space available for cycle, refuse and domestic storage, communal kitchen and clothes drying. It is therefore considered that the proposed change of use is acceptable in terms of the impact to the surrounding residential properties and would provide suitable living conditions for future occupants.

Bin storage/waste collection

Bin storage would exist at the rear of the main dwelling and wheeled out via the passageway on bin collection day. This is in existence already at the property and it is not considered that the provision for an additional person would detrimentally alter this.

Housing standards

The Housing Standards and Adaptions Team have been consulted and have confirmed that they have no objections to the proposal. The proposed size of the loft room can be seen below.

Floor level	Room size
Proposed loft room	19.1sqm in total (11sqm of useable space)

ECONOMIC SUSTAINABILITY

The proposal would create economic benefits from the spending power of the future occupant.

SOCIAL SUSTAINABILITY

The proposal would create additional residential accommodation in an accessible location close to the town centre.

Conclusion

The site is within the Crewe and Nantwich Settlement Boundary where there is a presumption in favour of sustainable development.

Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety, design and residential amenity.

RECOMMENDATION

Subject to no additional issues being raised as part of the latest consultation period which expires on 28th November 2017 the application is recommended for APPROVAL subject to the following conditions;

- 1. 3 years commencement**
- 2. Compliance with approved plans**
- 3. Materials as specified**
- 4. Refuse and cycle storage to be provided as shown**

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), 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.

