

APPLICATION NO: 21/4446N

LOCATION: 91, HUNGERFORD ROAD, CREWE, CW1 5EY

PROPOSAL: Change of use from existing C4, 6 bed, 6 person HMO to Sui Generis 6 bed, 9 person HMO

CONSULTATIONS

HIGHWAYS:

The proposal is to increase the number of people in the HMO from 6 to 9, but not increase the number of bedrooms.

As there is no increase in the number of bedrooms there can be no justification in insisting the applicant provide additional car parking. In addition, the proposal is for 3 extra residents only and the impact of this small number in a sustainable location such as the application site will be minimal.

This application does not include a new access but a dropped kerb access via Hungerford Rd has recently been constructed. Hungerford Rd at this location is unclassified and planning permission is therefore not required. The applicant has had permission from Highways to construct the access.

No objection is raised.

KEY ISSUE

Highways – As Highways have raised no issues with the application, and in particular the level of parking being provided, it is recommended that the parking element of the reason for refusal is delated, namely the words:

“The proposal would also not provide a sufficient level of off-street car parking forcing further vehicles to be parked on surrounding streets causing a highway safety concern.”

Reference to the policy on parking should also be removed.

CONCLUSION:

It is recommended the reason for refusal should now read:

“The proposed development would result in the creation of a sub-standard level of living accommodation for the future occupiers of the HMO and would also harm amenity of neighbouring properties. In particular the very limited level of private amenity space would cause harm to amenity of future occupiers. This in turn would likely force future occupiers to spill out into the street for their outdoor space causing harm to amenity of neighbouring properties by increased noise and disturbance. The proposal would also result in the sandwiching of No.93 Hungerford Road between two HMOs which

would cause harm to amenity of this property. Therefore the proposal would cumulatively have an unacceptable impact on the future occupiers amenity and that of neighbouring properties contrary to Policy BE.1 (Amenity) of the Crewe and Nantwich Local Plan, Policy SE1, SD1 (Sustainable Development in Cheshire East), SC3 (Health and Well-Being), SE12 (Pollution), Emerging Policy HOU4 (Houses in Multiple Occupation) of the Emerging SADPD, Houses in Multiple Occupation Supplementary Planning Document, The Cheshire East Design Guide (part 2 Page 95 para vi 22), The Development on Backland and Gardens SPD and the NPPF.”