

Application	25/0183/FUL
Proposal	The existing rear storage space will be rebuilt and renovated to accommodate 1 bedroom with an ensuite bathroom.
Location	136 Richmond Road, Crewe, Cheshire East, CW1 4AX
Applicant	Mr J Connolly

Ward Crewe East,	Valid date: 20 January 2025 Expiry Date: 17-September 2025
Parish Crewe,	
Consultation end: 20 August 2025	
Recommendation: Approve subject to following conditions	

1. Reason for Referral

- 1.1. This application is referred to Southern Planning Committee at the request of Cllr Faddes for the following reasons:

Parking, Policy HOU4

This proposal would have had adverse impact on street parking. With all nearby street being made up of terraced properties or semi-detached houses with no off street parking, current residents already struggle to park. The nearest car park which is over 9 minutes' walk away would not serve the residents of this proposed accommodations needs. Car owners prefer to have their vehicle near for safety reasons as well as convenience and with a distance to walk to the nearest car park, drivers from the proposed dwellings would chose to park as near to their home as possible. This would have an adverse effect on neighbours, and cause issues for emergency vehicles.

Amenity

The development proposes one communal space to share between 8 people. This would be a cramped space for 8 residents to share a kitchen, with cupboard space, fresh and frozen food storage, cooking facilities, washing facilities and eating area. This is not an ideal situation, whereas the previous application was for 6 residents, the developers are now expecting 8 people to share communal living, cooking, socialising and relaxing activities. This proposal does not ensure an adequate standard of residential amenity for future occupiers.

Residents would spend most of the time in their bedrooms whilst in the property. The new proposal also takes away some of the external amenity space, limiting outside activity.

Design

*Access to room 3 and 4 is through the kitchen, this is not ideal.
I feel this proposal is an over development of the site, putting pressure on amenity and parking.*

Please note that since this call-in request was received, the plans have been revised to show 7 bedrooms and not 8 as referred to above.

2. Proposed Development

- 2.1. The property is under construction to become a HMO dwelling for 6 occupants as per recent application 24/4318/CLPUD.
- 2.2. The initial scheme for this latest application was for an extension to accommodate a larger 8 occupant HMO. The proposal sought to rebuild the ground floor rear extension (presently used as an area for storage) to accommodate 2 new bedrooms with en-suite bathrooms.
- 2.3. A revised scheme is being proposed as part of this latest application for an extension to accommodate a 7 occupant HMO. This proposes to rebuild the present ground floor storage area to accommodate 1 new bedroom with en-suite bathroom and an enlarged communal living space.

3. Site Description

- 3.1. The application site is located within the settlement boundary for Crewe as defined by the Local Plan Policies Map. The site contains an end of terrace dwellinghouse on a corner plot. The property is a two-storey dwelling with habitable space being formed within the attic/roof space. There is an original two storey outrigger at the rear of the property with a more modern single storey rear extension accommodating a utility and storage space built on to this element. The property sits within a residential setting on Richmond Road. The site is not within an article 4 direction.

4. Relevant Planning History

- 4.1. 24/4318/CLPUD - Certificate of proposed lawful use for internal and minor external layout alternations and change of use to C4 - House in Multiple Occupation (6no. occupants max) (Positive Certificate 19-12-2024)
- 4.2. 12/4587N - Demolition of existing garage and utility outrigger to rear and construct new single-storey outrigger, and change of use of single dwelling to house in multiple occupancy with eight single bedrooms (Approved 27-03-2013)

5. National Planning Policy

- 5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration for the purposes of decision making.
- 5.2. National Planning Practice Guidance

6. Development Plan Policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

- 1.SADPD Policy PG 9: Settlement boundaries
- 2.SADPD Policy GEN 1: Design principles
- 3.SADPD Policy ENV 15: New development and existing uses
- 4.SADPD Policy ENV 5: Landscaping
- 5.SADPD Policy ENV 7: Climate change
- 6.SADPD Policy HOU 11: Extensions and alterations
- 7.SADPD Policy HOU 12: Amenity
- 8.SADPD Policy HOU 13: Residential standards
- 9.SADPD Policy HOU 4: Houses in multiple occupation
- 10.SADPD Policy HOU 8: Space, accessibility and wheelchair housing standards
- 11.SADPD Policy HOU 9: Subdivision of dwellings
- 12.SADPD Policy INF 3: Highway safety and access

- 13.CELPS Policy MP 1: Presumption in favour of sustainable development
- 14.CELPS Policy PG 2: Settlement hierarchy
- 15.CELPS Policy SD 1: Sustainable development in Cheshire East
- 16.CELPS Policy SD 2: Sustainable development principles
- 17.CELPS Policy IN 1: Infrastructure
- 18.CELPS Policy SC 5: Affordable homes
- 19.CELPS Policy SE 1: Design
- 20.CELPS Policy SE 2: Efficient use of land
- 21.CELPS Policy CO 1: Sustainable travel and transport

6.3. Neighbourhood Plan

There is no Neighbourhood Plan for Crewe.

7. Relevant supplementary planning documents or guidance

- 7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:
- 7.2. Cheshire East Design Guide SPD

8. Consultation Responses

- 8.1. The following comments have been received in relation to the proposed scheme that was received 20th January 2025:
- 8.2. **CEC Environmental Protection:** No objection with informatives on land contamination, dust management and hours of construction being advised.
- 8.3. **CEC Strategic Transport (Highways):** No objection.
- 8.4. Subsequent to the revised plans received 7th July 2025, reconsultation has been made with no further comments received from the Environmental Protection and Strategic Transport teams for Cheshire East Council.

9. Views of the Town or Parish Council

- 9.1. The following comments have been received in relation to the proposed scheme that was received 20th January 2025:
- 9.2. **Crewe Town Council:** An objection is raised by the Town Council as per the following points:
- 8-bedroom HMO in this location is unsustainable and not in keeping with the traditional residential nature of this setting.
 - Proposal is over development of the site, reducing external amenity space, removing off street parking provision and will result in the loss of amenity for existing residents
 - Waste management area is inadequate for a proposal of this scale, indicating at least 8 occupants.
 - Provision of high density and low-quality cramped form of accommodation is evidenced to be socially unsustainable, as demonstrated by the multiple Article 4 Directives in place in Crewe.
 - Unsustainable impact on the capacity of utility provision and infrastructure in the town due to the proliferation of these high-density accommodation units and the cumulative effect of approving such proposals is not being considered.
- 9.3. Subsequent to the revised plans received 7th July 2025, reconsultation has been made with no further comments received from Crewe Town Council.

10. Representations

- 10.1. The following comments have been received in relation to the proposed scheme that was received 20th January 2025:
- 10.2. 1 letter of representation from a member of the public has been received highlighting the issue of parking within the area.
- 10.3. 1 letter of representation from CEC Cllr Hazel Faddes has been received highlighting the following points:
- Impact on street parking
 - Parking impact on neighbours and emergency vehicles
 - Amenity of occupants due to sharing of facilities by 8 residents
 - Proposal removes some external amenity space, limiting outside activity.
 - Design/access to rooms through the kitchen and communal area
 - Concern for the number of bins and bin storage
- 10.4. Subsequent to the revised plans received 7th July 2025, 1 letter of representation from CEC Cllr Hazel Faddes has been received highlighting the following points:
- Concern for the number of units for the building in a built-up area
 - Parking concern for the area and adjacent streets
 - Availability of parking spaces for nearby residents
 - Vehicle access for refuse collection due to congested streets

11. Officer Appraisal

Principle of Development and Key issues

- 11.1. The application site is located within the Crewe settlement boundary where there is a general presumption in favour of development. Policy PG2 of the CELPS sets out that within Crewe (a principal town), development will need to maximise the use of existing

infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.

- 11.2. The principle of development within the settlement boundary is accepted provided that it accords with CELPS Policies SD1, SD2 and SE1 and SADPD Policies PG9, GEN1 and HOU11. These policies seek to ensure that proposals are not detrimental to neighbouring residential amenity and are appropriate in design and highway terms. Development proposals will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan.
- 11.3. Policy SD1 further states that development should wherever possible provide appropriate access to facilities and services to reflect the community's needs, whilst encouraging the reuse of existing buildings.
- 11.4. Policy HOU4 of the SADPD covers the change of use to a house in multiple occupation (HMO), or proposals to extend existing HMOs to accommodate additional residents. Permission to become a HMO dwelling for 6 occupants was granted under application 24/4318/CLPUD. This latest proposal to extend the property in order to accommodate an additional resident will be permitted provided that:
- i. the number of existing HMOs within 50 metres of the application site does not exceed 10% of the total number of dwellings; **Complies**
 - ii. the extended or proposed HMO would not 'sandwich' an existing dwelling (C3) between two HMOs; **Complies**
 - iii. the proposal would not have an adverse impact on:
 - a. the character and appearance of the property or the local area; **Complies**
 - b. on-street car parking levels; **Complies**
 - c. the capacity of local services/facilities; or **Complies**
 - d. the amenity or environment of surrounding occupiers; **Complies**
 - iv. the property is of a size, whereby the proposed layout, room sizes, daylight provision, range of facilities and external amenity space of the HMO would ensure an adequate standard of residential amenity for future occupiers; **Complies**
 - v. adequate provision is made in the curtilage of the dwelling for covered cycle parking; and **Complies**
 - vi. adequate provision is made in the site for waste and recycling storage. **Complies**

Conclusion

- 11.5. The proposal is considered acceptable in principle, subject to appropriate design, scale and massing and use of materials, and being sympathetic to neighbour amenity.

Design and Character of the Area

Policy Background

- 11.6. Cheshire East Local Plan Strategy Policy SD2 states that all development will be expected to contribute positively an area's character and identity, creating or reinforcing local distinctiveness in terms of:
- Height, scale, form and grouping
 - Choice of materials
 - External design features
 - Massing of the development (the balance between built form and green/public spaces)
 - Green infrastructure; and
 - Relationship to neighbouring properties, street scene and the wider neighbourhood
- 11.7. Policy GEN1 of the SADPD refers to general design principles.

Overview

- 11.8. The proposed rebuild of the ground floor rear extension would construct an enlarged flat roof addition measuring to a height of 3 metres. The structure would retain the present 7-metre depth with an increased width of 5.7 metres. Its southern side wall is to have 2 sets of windows that will serve new bedroom and en-suite spaces. Another window on the rear elevation will serve the bedroom with an adjacent set of doors representing a communal living area. The external finish is brickwork with white uPVC frame openings. Other aspects of the property are unaffected or agreed as per 24/4318/CLPUD.

Assessment

- 11.9. In terms of design, there will be minor changes to the dwelling as it exists or as agreed under previous applications. A rebuild of the rear element is limited to the ground floor section presently used for storage. Whilst there will be an increase in height and width, these are negligible and shall have little impact much beyond the present experience. It retains the flat roof form, and the fenestration setup will be acceptable for the works with the vehicle entrance being replaced on the rear elevation of the outrigger structure.
- 11.10. Given there are to be no other changes to the built form, the proposed scale of the development is acceptable and there are no concerns in relation to its design. Parking spaces are to remain as per the existing situation (i.e. on-street to the front and side). As a result, it is considered the proposed scheme would have no further detrimental visual impact and there will be minimal change to the street scene from this perspective.

Conclusion

- 11.11. Therefore, the proposal is acceptable in design terms and the minor changes to the fenestration are also acceptable. The proposed development would comply with Policy SE1, SD1 & SD2 of the CELPS and Policy GEN1 & HOU11 of the SADPD.

Amenity

Policy Background

- 11.12. Policy HOU 12 of the SADPD states that development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:
- loss of privacy
 - loss of sunlight and daylight
 - the overbearing and dominating effect of new buildings
 - environmental disturbance or pollution
 - traffic generation, access and parking

Impact on neighbours

- 11.13. For the adjoining neighbouring dwelling at No. 138 Richmond Road, there would be no harmful impact from the proposed rebuild of the rear extension at ground floor level beyond the present experience. Furthermore, there will be no material change to the use of the property which remains as residential.

Internal living conditions

- 11.14. Based on the initial set of plans, the proposed new bedrooms were considered to form spaces with an unacceptable level of outlook. It was considered outlook predominantly towards the proposed area for bin and bike storage will have been harmful to potential occupants.
- 11.15. The scheme has since been revised to reduce the number of proposed bedrooms and the fenestration arrangement for the new bedroom with changes to the external storage areas.
- 11.16. For the revised plans, the proposed lounge, kitchen, bedroom areas will have suitable availability of natural light and outlook with each of these spaces to be served by an appropriate window opening and/or as accepted by recent application 24/4318/CLPUD.
- 11.17. The proposed new bedroom would have suitable outlook from windows on the rear and side elevations without being impeded by the now rearranged bike storage and waste management areas. The side window for its en-suite within the rear extension will be secured with obscure glazing by condition to ensure that no privacy issues may arise.

Housing standards

- 11.18. Policy HOU 8 of the SADPD requires that proposals for new residential development in the borough should meet the Nationally Described Space Standard (NDSS). The proposed scheme features an HMO dwelling with 7 bedrooms with a communal kitchen/dining space, living area and utility. Each bedroom has an ensuite shower room. It is confirmed that each is to serve 1 person.
- 11.19. The NDSS states that the minimum internal floor areas for a 6-bedroom property over 3 storeys for 7 people (this is the maximum shown in the Table) it requires 129sqm (as per the table below). The property provides 154.6sqm of internal floor, not including external storage areas.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

- 11.20. For one bedspace, the standard also requires a single bedroom to have a minimum of 7.5m² floor area and is at least 2.15 metres in width. Each proposed bedroom complies with these measurements.
- 11.21. It is considered that the proposed bedroom space and living space is acceptable in terms of amenity for occupants.
- 11.22. The proposed units will be in compliance with the standards, therefore it is considered that the proposed bedroom and living spaces are acceptable in terms of amenity for occupants.

Private amenity space

- 11.23. Policy HOU13 does not set an expected size of garden area, however it is advised that proposals for housing development should generally include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.
- 11.24. Council SPD advises that a dwelling should have adequate open space no less than 50 metres² per dwelling. However, it does not stipulate a specific size of amenity area for flats/apartments. Whilst this is so, it does advise that where it is not appropriate to provide private open space for each dwelling, it will be necessary to provide communal areas of open space; these should be located so they can be used by all the residents equally.
- 11.25. In this case, private amenity space will be provided for the residential units in the form of a shared garden area measuring 75sqm to the side and rear of the property. Additionally, there are other local areas of open space located 170 metres (Lime Tree Park) and 150 metres (Queens Street Park) to the north and south respectively. Furthermore, Crewe Town Centre is within walking distance from the site to the west. Whilst these are open spaces away from the property, these additional options in combination will help to provide sufficient access to available outdoor amenity spaces. As such, there is to be a sufficient level of private amenity and locally available open space areas within a short distance of the property.

Conclusion

- 11.26. On this basis, the proposal (including fenestration changes) is not considered harmful to the amenity of future occupants and there shall be no harm to residential amenity. The development complies with the SPG and SADPD Policy HOU8, HOU9, HOU12 & HOU13.

Highways

- 11.27. The Cheshire East Council Strategic Transport team were consulted for an extension to accommodate a larger 8-bedroom HMO. It was advised the extension will result in a negligible impact beyond the exiting use. This includes impact on parking demand which is typically more limited within the area.
- 11.28. Furthermore, it is recognised the site is within a sustainable location that is in proximity to the town centre, therefore reducing the occupants need to own a car. Secure cycle storage is also being provided as part of the proposed development. On this basis, no objections were raised.
- 11.29. Subsequent to the revised proposed scheme for a reduced 7-bedroom HMO, there have been no further comments provided by the CEC Strategic Transport team.

11.30. When considering recommended car parking within Appendix C of the CELPS, a HMO with 7 bedrooms within a Principal Town (such as Crewe) requires 2 spaces. Since the latest proposal reduces the number of bedrooms, there would be no impact beyond that which has already been considered.

11.31. The proposed development would comply with Policy SD1, CO1 and Appendix C of the CELPS and Policy INF3 of the SADPD.

12. Planning Balance/Conclusion

12.1. The proposed development is acceptable in this instance and complies with the Development Plan and the NPPF.

13. Recommendation

Approve subject to following conditions

- 1. Commencement of development**
- 2. Development in accord with approved plans**
- 3. Materials in accordance with the application**
- 4. Obscure glazing**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Location (map)

