

Application No: 16/5038N

Location: 40, WEST STREET, CREWE, CW1 3HA

Proposal: Proposed change of use of hairdressing salon to house of multiple occupation

Applicant: Mr Paul Samuda

Expiry Date: 13-Dec-2016

SUMMARY:

The site is within the Settlement Zone Line of Crewe, 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 residential amenity and the character of the area 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 the Crewe Settlement Boundary.

RECOMMENDATION:

Approve subject to conditions

REASON FOR REFERRAL

The application was called to be determined at Southern Planning Committee by Cllr. Brookfield, Cllr. Bailey and Cllr. Flude for the following reasons:

- 1. Little or actually, no dimensions on the drawing to indicate sizes of room etc.*
- 2. Positions of furnishing not shown, i.e. Bed, chairs, wardrobes & food storage for individuals sharing kitchen.*
- 3. No indication of facilities provided in the kitchen cum dining room, is the washing machine included and are occupiers expected to dine in the kitchen?*
- 4. The access to the rear yard is the only means of natural light if glass doors are used, constituting poor security.*
- 5. Only one shower room appears to have any window ventilation with no indication of wash hand basin.*

6. *Narrow windowless corridors constituting safety hazard in the event of fire or medical emergencies.*
7. *Inadequate storage provision for waste/ recycling bins.*
8. *No arrangements for vehicular parking.*

PROPOSAL

Full planning permission is sought for the change of use of a hair dressing salon to a house of multiple occupation (HMO).

No extensions are proposed and the HMO will include five bedrooms in total, two on the ground floor and three on the first floor.

SITE DESCRIPTION

The application is for the conversion of the existing two storey premises to form a HMO with five bedrooms in total, two on the ground floor and three on the first floor. The ground floor is currently a hair dressing salon (A1).

The ground floor would form a kitchen/dining room and two bedrooms with en-suite bathrooms. There would be two accesses to the building, one on the south side of the building and accessed from the rear of the property and one on the north accessed from West Street. The first floor would comprise three bedrooms with en-suite bathrooms.

As part of the scheme external alterations to the front elevation would be carried out. The proposed development would comprise the removal of the existing shopfront and infilling with a replacement 4 pane window and infilling with brick to match the existing building.

RELEVANT HISTORY ON SITE

There is no relevant planning history pertaining to the application site.

LOCAL & NATIONAL POLICY

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Access and Parking

BE.4 – Drainage, Utilities and Resources

BE.18 - Shop Fronts and Advertisements

RES.9 – Houses in Multiple Occupation

Cheshire East Local Plan Strategy – Submission Version (CELP)

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

SD 1 Sustainable Development in Cheshire East
SD 2 Sustainable Development Principles
SE 1 Design
SE 2 Efficient Use of Land
SE 5 Trees, Hedgerows and Woodland
SE 9 Energy Efficient Development
SE 12 Pollution, Land Contamination and Land Instability
EG1 Economic Prosperity

National Policy:

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

CONSULTATIONS:

Head of Strategic Infrastructure (HSI) – No comments received at the time of writing the report.
Environmental Protection – No objection subject to a dust control condition, a construction hours of operation informative and a building regulations informative.

Strategic Housing, Standards & Adaptations – No objection, the proposal conforms with the minimum room sizes.

VIEWS OF THE TOWN COUNCIL:

Crewe Town Council – Object to the application due to the lack of off street parking given the no street parking restrictions on West Street and bedroom sizes.

REPRESENTATIONS:

None received.

SUPPORTING INFORMATION:

None received.

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 Crewe Settlement Zone Line as designated in the adopted Crewe and Nantwich Local Plan First Review 2005, 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.

Sustainability

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

There are, however, three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

These roles should not be undertaken in isolation, because they are mutually dependent.

ENVIRONMENTAL SUSTAINABILITY

Locational Sustainability

The proposal site is situated within the settlement boundary of Crewe where there is a presumption in favour of sustainable development. Policy RES.9 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 proposed accommodation is considered to be acceptable in terms of the size and no extensions 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;

The external alterations would match both neighbouring buildings and as such it is not considered that there would be an adverse change to the external appearance of the building. The materials used shall match the host building and are considered acceptable.

- The development does not detract significantly from the amenities of neighbouring residents, through noise transmission or overlooking, (in accordance with policy BE.1); and

The application site is located within a predominantly residential area and the use is considered to be acceptable in this location. It is noted that there are a variety of uses on West Street however the two neighbouring buildings are residential therefore it is not considered that there will be any significant impact on the amenity afforded to the occupiers (see amenity section).

- 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 application site is located within the Crewe Settlement Zone Line and it is considered that this is a sustainable location. The site is within walking distance of local amenities and Crewe town centre.

Design

There are no design implications arising from the development as all alterations are appropriate to the building and area. There are some fenestration alterations to the front elevation but this will have no significant impact on the visual appearance of the building or the surrounding streetscene. It is therefore considered that the proposal is acceptable in this location.

Highways

At the time of writing this report no comments have been received from the Councils Highways Officer. An update will be provided in relation to this issue.

ECONOMIC SUSTAINABILITY

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth'

It is accepted that the construction works associated with the change of use would bring the usual economic benefits to the closest facilities in the area for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would be some economic and social benefit by virtue of new resident's spending money in the area and using local services.

SOCIAL SUSTAINABILITY

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

Amenity

The site adjoins two residential units and therefore the proposed use is a complimentary use. Furthermore, the Environmental Health department have raised no objections.

The property has a small amount of useable private amenity space to the rear of the dwelling. It is considered that the location of the site gives easy access to indoor and outdoor recreation facilities and there is space available for cycle, refuse and domestic storage and possible clothes drying. It is therefore considered that the proposed change of use is acceptable.

Housing standards have been consulted on the proposal and have raised no objection to the change of use. Internal Cheshire East recommended guidance states that bedrooms should be at least 10 m² where a separate communal living area isn't provided for. In this instance it is not considered that a combined dining/kitchen area (as proposed) qualifies as a separate communal living area. The bedrooms sizes are set out below:

Bed 1 – 8.5 m²

Bed 2 – 9.8 m²

Bed 3 – 14 m²

Bed 4 – 8.3 m²

Bed 5 – 9.9 m²

The only legislation (Housing Act 1985) in place for bedroom sizes states that a minimum of 6.5 m² is required and as such the amenity afforded to the future occupiers is considered of an acceptable standard in this location.

Conclusion and Planning Balance

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

The proposal is considered to comply with the 4 criteria of Policy RES.9 for the reasons given above. Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety 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 development would create additional residential accommodation within an accessible location.

RECOMMENDATION

Subject to no objections being raised by the Head of Strategic Infrastructure APPROVE 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 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 her 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.

