

Application No: 16/5403N

Location: The Wig Centre, 166 Edleston Road, Crewe, CW2 7EZ

Proposal: Proposed change of use from ground floor shop and first floor residential use into a 8 Bedroom Sui Generis HMO property.

Applicant: Matthew Little, Aevum Investments Ltd

Expiry Date: 02-Mar-2017

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 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:

Approve subject to conditions

REASON FOR DEFERRAL

The application was deferred at the Southern Planning Committee meeting on 1st February 2017 for further information regarding the kitchen facilities to be provided, to confirm the number of windows served by each room and request larger plan for ease of reference.

UPDATE SINCE LAST COMMITTEE

Amended plans have been received which confirm the location of the communal kitchen on the ground floor and the facilities to be provided within the kitchen area which include sink, cooker, microwave and dining table.

Further plans have been received at scale 1:50 showing the communal kitchen and TV room.

No further information has been provided regarding the number of windows to serve each room however it is clear from the plans provided that each room will have at least 1 window.

REASON FOR CALL IN

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

- Total absence of parking provision with resulting impact on surrounding area, where on-street parking leads already to congestion.
- Complete absence of provision within the application for 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
- 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

The application is for the change of use from ground floor shop and first floor residential flat into an 8 Bedroom House in Multiple Occupation (HMO)

The ground floor would house x3 bedrooms, shared bathroom, bike store, utility room and a communal area. The first floor would house x3 bedrooms, TV room and shared bathroom and the 2nd floor would house x1 bedroom. There would be two accesses to the building, one on the front and the other to the rear however this would only be available to bedroom 4.

No external alterations are proposed.

SITE DESCRIPTION

The application site is located 265m south of the Crewe Town Centre Boundary and within the Crewe Settlement Boundary. The property is a mid terraced two-storey unit with a flat roof. At ground floor is a retail unit with flat above. At the rear is a small courtyard area.

The locality consists of mixed residential and commercial uses with residential to both sides and rear and public house to the front.

RELEVANT HISTORY

Various alterations and extensions to the existing shop however none are relevant to the current proposal. The most relevant applications are as follows:

16/1109N – Prior approval for change of use from retail premises on the ground floor only to making the entire building residential (planning permission not required 26th April 2016)

16/1152N – Prior Approval for Change of Use of the ground floor from retail premises back to residential use, making the entire building residential (withdrawn)

NATIONAL & LOCAL POLICY

National Policy:

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

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 9 Energy Efficient Development
SE 12 Pollution, Land Contamination and Land Instability
EG1 Economic Prosperity

CONSULTATIONS:

Crewe Town Council: Object due to the lack of any parking for 7 accommodation units. If this application is approved it is important that compliance with HMO Licencing requirements are regularly checked and enforced

Highways: No objection

Environmental Protection: No objection subject to the following conditions/informative:

- 1) Scheme of glazing/Ventilation
- 2) Trickle vents
- 3) Working hours for construction
- 4) Contaminated land

Housing Standards & Adaptations: No objection

ANSA: No objection

REPRESENTATIONS:

None received at the time of writing the report

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 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

Crewe Town Centre

The proposal site is situated outside of the Town Centre Boundary as per the Crewe and Nantwich Replacement Local Plan 2011. As a result it is not considered that the loss of the existing retail use and replacement with housing would pose any threat to the overall vitality/viability of the town centre.

It could be argued that the replacement x8 bedrooms would in fact have a positive effect on the town centre given the spending power of the future occupants.

Highways

Car ownership data for rented apartments in this location indicates that for a development of this size around 3 or 4 cars will be owned by residents. The existing commercial and residential uses will have also generated vehicle trips and on-street parking demand, reducing the net impact of this proposal.

There are existing Traffic Regulation Orders outside the site on Edleston Road restricting on-street parking on this through route.

Vehicles would park on the adjacent residential streets but the impact of this proposal over the existing use will be minimal.

Shared cycle storage has also been proposed as part of this application.

Therefore the proposal is not considered to cause significant harm from a highway safety perspective.

Design

No external alterations are proposed therefore it is not considered that the proposal would cause any visual harm to the overall character/appearance of the area.

Amenity

Residential properties are sited to both sides and rear therefore the proposed use is a complimentary use. Furthermore, the Environmental Health department have raised no objections however, have requested specific conditions in relation to glazing/ventilation to deal with noise/fumes for future occupants, and this is considered to be reasonable given the siting facing the road and siting in an air quality management area.

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 450m to the south of 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 occur in the existing garage and would be wheeled out to the alley way to the rear on Lawton Street on bin collection day. ANSA have been consulted and have raised no objection on this basis.

Housing standards

The Housing Standards and Adaptions Team have been consulted and have confirmed that they have no objections to the proposal. They do however note that some of the rooms are too small to be granted double occupancy and will only be granted single occupancy. Double rooms will need to measure at least 10.23sqm and single rooms at least 6.52sqm. Actual room sizes are shown in the tale below:

These comments have been relayed to the applicant who confirms that the rooms will only be let on a single occupancy basis and in any case this would be dealt with at licensing stage which is not an issue for the determination of a planning application. It could also be argued that less people occupying the property would result in less demand for travel to and from the site and less waste creation etc.

Floor level	Room size
Ground floor	
Bedroom 1	11sqm
Bedroom 2	9.6sqm
Bedroom 3	9.6sqm
Bedroom 4	10sqm
1 st floor	
Bedroom 1	23.8sqm
Bedroom 2	10.5sqm
Bedroom 3	11sqm
2 nd floor	
Bedroom 1	13sqm

ECONOMIC SUSTAINABILITY

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

SOCIAL SUSTAINABILITY

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

Conclusion

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 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

Approve subject to the following conditions:

- 1. 3 years commencement**
- 2. Compliance with approved plans**
- 3. Materials as specified**
- 4. Details of ventilation**
- 5. Details of glazing**
- 6. Details of acoustic trickle vents / wall ventilators**
- 7. Refuse and cycle storage to be provided as shown**

Approve subject to the following Informative:

- 1. Working hours for constructions**
- 2. Contaminated land**

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.



