

PLANNING COMMITTEE

17th January 2018

Planning Application 17/01269/FUL

Single storey side/rear extension forming additional bedroom and ensuite and change of use from dwelling (C3) to house of multiple occupation with 7 bedrooms (sui generis)

5 Hawthorn Road, Redditch, Worcestershire, B97 6NG

**Applicant: Mr Stashu Rzezniczak
Ward: Batchley And Brockhill Ward**

(see additional papers for site plan)

The author of this report is Andrew Fulford, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: A.fulford@bromsgroveandredditch.gov.uk for more information.

Site Description

This application relates to a semi-detached property within a residential area. The house is currently used as a house of multiple occupation (HMO) with 6 rooms being rented out. This change of use occurred approximately 12 months ago and did not require planning permission.

No parking is provided on Hawthorn Road however a parking area is provided at the rear of the dwelling via an access drive adjacent to No.27 Hawthorn Road. The application site is bound by existing residential development on all sides.

Proposed Development

This application seeks planning permission for a single storey side extension. There is an existing utility and store on the side of the property which would be incorporated in the extension. The extension would provide one additional bedroom for this house of multiple occupation bringing the total to 7 bedrooms to let.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 19: Sustainable travel and Accessibility

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework

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SPG Encouraging Good Design

Relevant Planning History

17/01015/FUL Side and rear single storey extension Withdrawn 09.10.2017

Consultations

Worcestershire Regulatory Services - HMOs

No Comments Received To Date

Highways Engineer

No objection subject to conditions.

Private Sector Housing Officer

Complaints regarding anti-social behaviour have been received from the local residents following the conversion of the property to a HMO. A site visit showed some rooms had couples which according to the landlord should only be singly occupied. The proposal could increase levels anti-social behaviour, consequently I object to the scheme.

WRS - Noise

No objection.

Senior Community Safety Project Officer Community Safety

No Comments Received To Date

Public Consultation Response

2 objections have been received raising the following concerns:

- This is a typical housing estate and owners shouldn't be renting out multiple rooms;
- Occupiers come and go at all hours of the day and night causing noise and disturbance;
- There is increased on street parking and there is potential for up to 14 cars if each of the 7 rooms is shared by a couple; and
- Previous disturbances involving drugs, alcohol and physical violence have led to the police being called.

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Assessment of Proposal

The main issues to be considered in assessing the application are the following:

- i) Residential Amenity;
- ii) Character; and
- iii) Highways Considerations;

i) Residential Amenity

Concerns have been raised over the use of the existing property as a house of multiple occupation. These relate to the noise and disturbance associated with the occupiers coming and going at different times of the day and night. Previous disturbances have led to the police visiting the site with particular issues relating to alcohol, drugs and physical violence being highlighted. Similar views have also been voiced by the Private Sector Housing Team who object to the expansion of the property on the basis that the level of anti-social behaviour would increase.

Importantly the change of use from residential (C3) to a house of multiple occupation with up to 6 bedrooms (C4) does not require planning permission. Whilst concerns have been raised over the current situation the change of use that has occurred is permitted development. It is therefore only the additional harm arising from 1 additional bedroom that can be considered as part of this application. Whilst it is clear that there have been some amenity issues on the site it would be difficult to justify that 1 additional bedroom would make the current situation substantially worse to the point that would justify the refusal of consent. Importantly the application provides the opportunity to attach conditions to limit the harm arising. For example, the number of permanent residents within the building could be controlled. Concerns have been raised that couples are sharing rooms and if this occurred in every room would double the potential occupancy levels from 7 to 14 residents. Limiting the number of permanent residents to one per room should therefore limit the impact on amenity levels experienced by adjacent occupiers.

The extension itself is built up to the boundary with No.3 but does not breach the 60 degree guideline when measured from the nearest habitable window of the adjacent property. In addition No. 3 is set off the boundary by 1.6m and the extension is just 2.8m high adjacent to the boundary meaning only 0.8m would be visible over the existing boundary treatment. It is therefore considered that the proposal would not appear overbearing or cause a significant loss of light.

In summary, whilst it is acknowledged that there have been amenity issues over the past 12 months it is not considered that a single storey extension providing 1 extra bedroom will have a substantially greater impact on the occupiers of adjacent properties in accordance with Policy 39 of the adopted Local Plan.

ii) Character

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This is a traditional residential area consisting of mainly semi-detached properties that would have been built in the 1960s. This is not an area where houses of multiple occupation are commonplace. However, as stated previously the change of use that has already occurred did not require planning permission. The small extension proposed would appear no different to that of side extension on a house in single residential use.

The existing dwelling has a utility and store on the side of the property. This will be incorporated into the side extension. The external appearance from Hawthorn Road will not substantially change although the existing flat roof will be replaced by a pitched roof which is considered to be an improvement in design terms. The proposal therefore accords with Policies 39 and 40 of the Local Plan and the Achieving Good Design SPD.

iii) Highways Considerations

3 parking spaces are indicated at the rear via an existing access drive. The existing rear garden is already laid with hardstanding for this purpose. The County Council's Highway Engineer considers that the level of parking provision to be acceptable and raises no objection to the scheme subject to a number of conditions. However, conditions relating to the provision of cycle parking and an electric vehicle charging point are considered to be unreasonable in this instance as it is only one additional room that is proposed. The proposal accords with Policy 19 of the Redditch Local Plan.

Conclusion

The development is acceptable in terms of amenity, character and highways considerations and therefore the proposal is considered to be in accordance with the relevant policies of the Local Plan and the NPPF.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plan

Proposed Site Plan

Existing Floor Plans and Elevations 217:17:01

Proposed Floor Plans and Elevations 217:17:01

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Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 2) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

- 4) 3 car parking spaces shall be provided on site at the rear of the dwelling and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.

Reason: To comply with the Council's parking standards

- 5) No more than 7 people shall permanently reside at the premises at any one time.

Reason: To minimise the impact on adjoining occupiers.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.