

Application Number: DM/2019/00030

Proposal: Change of use - upgrades to a residential property and relevant works to provide a house of multiple occupancy - works to include electrics, roof, kitchen and bathroom, internal upgrades to comply with relevant regulations.

Address: 30 Somerset Way, Bulwark, Chepstow, NP16 5NP

Applicant: Miss Sarah Harrison

Plans: Location Plan - , Floor Plans - Existing 209(00) 02 - FF Plans, Floor Plans - Existing 209(00)01 - GF Plans,

RECOMMENDATION: APPROVE

Case Officer: Ms Kate Young
Date Valid: 04.02.2019

This application is presented to Planning Committee as the applicant is directly associated with Monmouthshire County Council.

1.0 APPLICATION DETAILS

1.0 30 Somerset Way is a two storey, semi-detached property located within Bulwark. There is a footpath to the front and vehicular access to the rear. Adjacent to the site is a communal parking court. The application seeks a change of use to a house in multiple occupation for up to 6 residents. The residents of the property will share the communal living room and kitchen and have separate private bedrooms. The proposal included the replacement of the roof tiles with those of a similar colour and internal refurbishment. There will be no extensions to the property. The site is located within Chepstow's Development Boundary as designated in Policy S1 of the Local Development Plan (LDP).

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/1984/00818	Ext. Kitchen & Shower Room APP_TYP 01 = Full DEV_TYP 05 = Alteration MAP_REF = 353570192060	Approved	03.09.1984

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S17 LDP Place Making and Design
S16 LDP Transport
S1 LDP The Spatial Distribution of New Housing Provision

Development Management Policies

H9 LDP Flat Conversions
DES1 LDP General Design Considerations

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Chepstow Town Council - Approve

SEWBREC Search Results - No significant ecological record identified.

5.2 Neighbour Notification

There have been 12 letters of objections to the application. The objections have raised the following concerns: -

Close to adjoining properties

General dislike of proposal

Inadequate parking provision

Increase in traffic

Information missing from plans

Noise nuisance

Out of keeping with character of area

Negative impact on house values

Lack of existing parking, noise, litter in our streets

In addition, why has MAJOR work started on the property prior to the planning application having been approved?

I do not believe any of us are opposed to this or any property being used to house those who need a place to live, however, there should be more thought and consideration of the neighbours when changing the use of a property like this in such a drastic way.

No one in the square has received any information regarding this application, it has all gone ahead without any permission given there is no room for parking as it is already and this square has been family houses for ever it is not right to introduce 6 single units to this development.

Concerns about the nature of the people that might be moved into no.30

Do not want large turnover of temporary residents

I feel you have deliberately tried to get this passed hoping that the neighbouring residents do not notice the change

If sustainable development is truly a leading principle in the LDP, then strategic sites such as Fairfield Mabey in Chepstow should be utilised to provide a range of housing options

HMOs should not be allowed in residential cul-de-sacs

A HMO could cause a rift in the sense of community

There needs to be a policy or supplementary planning guidance on HMOs as there are serious implications of high concentrations of HMOs and the sandwiching of existing C3 dwellings.

We do not know who will occupy the building

Object on parking grounds
Noise
Inadequate parking
Antisocial behaviour
Overlooking and loss of privacy
Intimidation
Work has already started
Impact on waste storage and foul drainage
Over development of the space
Highway safety
Traffic Generation
Noise and disturbance
Unsuitable in this area.
We need to know the nature of the use
Hazardous materials
An elderly woman lives next door
The access to no 30 overlooks the living area of the adjoining property.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

6.1.1 Strategic Planning/ Development Plan context/ Principle of Development

This is an existing residential property within the Chepstow Development boundary. The principle of residential use is already established. There has recently been a change in legislation in Wales so that now a change of use to a House of Multiple Occupation (HMO) now requires planning permission. MCC has no specific policies relating to HMO's but Policy H9 Flat Conversion could be used as a guiding principle. Policy H9 of the LDP states that the conversion of properties into flats within town development boundaries will be permitted provided that the development does not adversely affect the particular qualities of the street. In this case there are no external physical alterations to the property and it will have no impact on the street scene. The works to replace the roof tiles and internal refurbishment would not require the benefit of planning permission. The site is not in a conservation area or any other special designation. The property has the benefit of a very large rear garden and sufficient amenity space. The proposal therefore accords with the objectives of Policy H9 of the LDP.

The occupancy will be a maximum of six single people. It was initially proposed that five individuals, all long-term residents, would be accommodated from an existing shared property in the vicinity. The accommodation may be used as temporary accommodation, but on the whole, will be long-term lets. The property will be used by the Council's Housing Options Team to help the Council meet its statutory duty under the Housing (Wales) Act 2014, to prevent homelessness. The property will be monitored by CCTV and will be managed directly by the Council's Housing Options Team accommodation staff, with weekly visits. Visits can be more often if required. Residents will be on license agreements, which will mean that if there are any issues they can be dealt with swiftly.

The principle of the property being used as a HMO is considered to be acceptable. The dwelling would remain to be used for residential purposes and this type of residential use is appropriate within this area and within towns like Chepstow.

6.1.2 Good Design/ Place making

The proposal will have no impact on the appearance of the area, there are no external physical alterations required other than replacing the roof tiles. The tiles will be of a similar colour to the original. The replacement of roof tiles does not constitute development that requires planning permission.

6.1.3 Impact on Amenity/ Promoting Healthier Places

The proposed change of use is intended to help prevent homelessness within the County. Thus, it can be seen to be conforming with the objective of promoting healthier places. The HMO will be used as a residential property, not unlike the surrounding residential properties. The use of the property by up to six individuals would not be dissimilar to it being used as a single household. The occupiers will be closely monitored and the change of use should not necessarily result in an increase in anti-social behaviour providing it is managed correctly. The change of use is unlikely to generate a significant increase in traffic in the local area to warrant refusing the application in relation to the impact on the existing highway infrastructure.

6.2 Active and Social Places

6.2.1 Transport / Housing - sustainable transport issues (Sustainable Transport Hierarchy)

The adopted Monmouthshire Parking Standards require that one off street parking space is required per bedroom up to a maximum of three spaces. There is provision to the rear of the property within the curtilage for the parking of at least three dwellings in accordance with Monmouthshire's Parking Standards. Access to these parking spaces is from the parking court to the rear so there is no need for the residents to park in Somerset Way. In reality, it is unlikely that the occupiers of the HMO will actually own cars. The proposal, however, accords with the provisions of Policy MV1 of the LDP in that adequate parking provision would be provided. No 30 Somerset Way is located in a sustainable location within an established residential area and in easy walking distance to shops and other facilities.

6.2.2 Access / Highway Safety

The property is currently a residential dwelling. The change of use is unlikely to generate a significant increase in traffic. In fact it is unlikely that the residents using the HMO will be the owners of private cars.

6.3 Productive and Enterprising Places

6.3.1 Economic Development

The proposal will not have an impact on economic development, tourism or the rural economy.

6.4 Distinctive & Natural Places

6.4.1 Landscape/ Visual Impact

This application relates to a change of use and there are no visual impacts as a result. The site is surrounded by existing residential properties and a parking court

6.4.2 Water (including foul drainage / SuDS), Air, Soundscape & Light

There is no need for a SuDS drainage application as there is no increase in the built form or hardstanding area.

6.5 Response to the Representations of Third Parties

6.5.1 The adjacent residents have raised concerns that they are unsure regarding the type of residents who will be allowed in the HMO. In this case, it is likely that the property would be used for residents who may potentially become homeless. Planning permission does not restrict the type of tenants who can use the property and in the same way the planning system should not seek to restrict who can occupy any other type of residential dwelling. The question of who will occupy a HMO is not a material planning consideration; the main planning concern is whether the proposed land use is acceptable and the impact of the development on the amenity of the neighbouring parties. The level of parking provision at the site is considered acceptable and the impact on the street scene is minimal. The proposed change of use would not result in any additional overlooking

and would not result in a loss of privacy for neighbouring parties. The fact that work had already started does not affect the planning merits of the case. The renovation work and replacement roof tiles did not require the benefit of planning permission and the change of use has not yet been implemented. Therefore, consent would not be required for any works at the site to date. The proposed development would have an acceptable impact on residential amenity and would be in accordance with Policy EP1 of the LDP.

6.6 Well-Being of Future Generations (Wales) Act 2015

6.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

7.0 Conclusion

7.1 The proposed change of use of the semidetached property into a HMO is considered to be acceptable. The HMO would result in the property remaining to be used for a residential purpose and this use is appropriate for the area. The development would not have an unacceptable impact on the residential amenity of any other party and the proposal would be in accordance with the relevant policies in the LDP.

7.0 RECOMMENDATION: APPROVE

Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.