

06/01945/FUL

CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPANCY AT 51 Talland Avenue, Fishermead, Milton Keynes FOR Mr Valentine Omo

INTRODUCTION

This application is to convert an existing single dwelling to a House in Multiple Occupation (HIMO). The carport has already been converted to living accommodation but use as a HIMO has not commenced.

CURRENT APPLICATION

This property is a 3-storey mid-terrace town house. The dwelling is to be converted to provide on the ground floor a shared kitchen/dining room, toilet and the former garage for storage purposes. At first floor are 2 lettable rooms front and rear the former having an en-suite. On the second floor are 2 more lettable rooms plus a bathroom. There is insufficient space to park a vehicle to park in front of the property. There is shared parking either side of and in the central reservation. At the rear the garden is large enough to accommodate a bin store and a drying area.

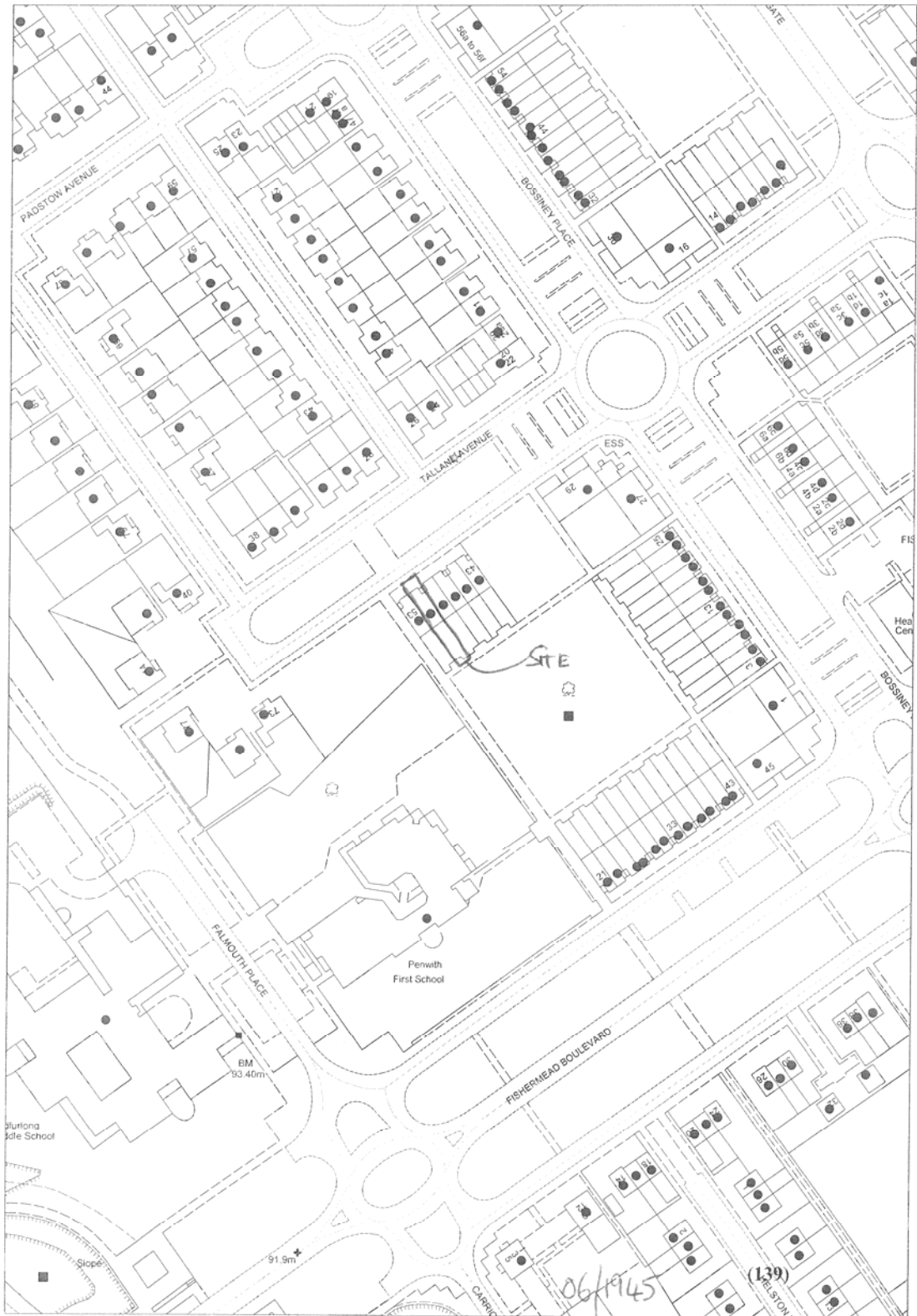
MAIN ISSUES

1. Do the proposals result in on-street car parking to the detriment of the amenities of the adjoining residents?
2. Is adequate space available for bin storage and a drying area?
3. Will the proposal result in noise disturbance that would adversely affect the amenities of adjoining residents?
4. Will the proposal lead to an unacceptable concentration of HIMO's within the area?

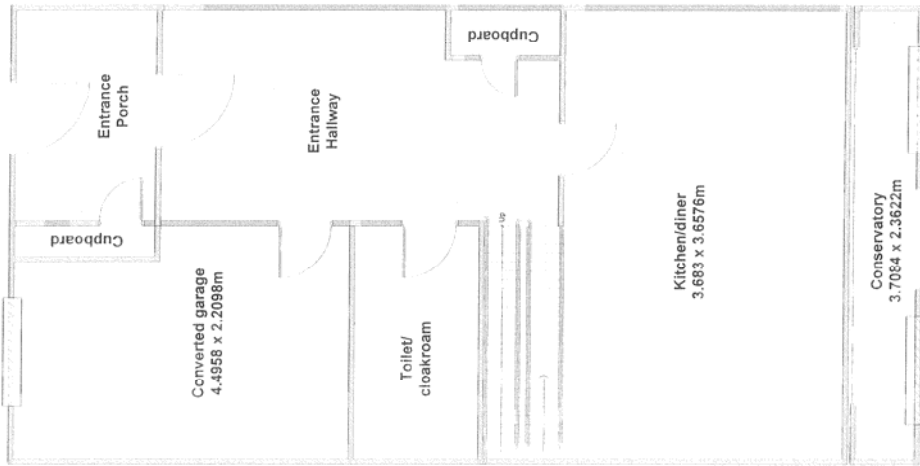
CONSULTATIONS AND REPRESENTATIONS

The Engineer, Highways Development Control, has inspected the application site and found that there is adequate parking in the on-street and shared communal parking areas immediately outside the property in Talland Avenue. He therefore has no objection to planning permission being granted and has no recommendations to make.

Housing Strategy and Needs - to be reported.



Bedroom 1 Alteration to include ensuite toilet/shower, and Change of use from residential (Class C3) to House in Multiple Occupancy of 4 Lettable rooms, at 51 Talland Avenue, MK6 2EJ

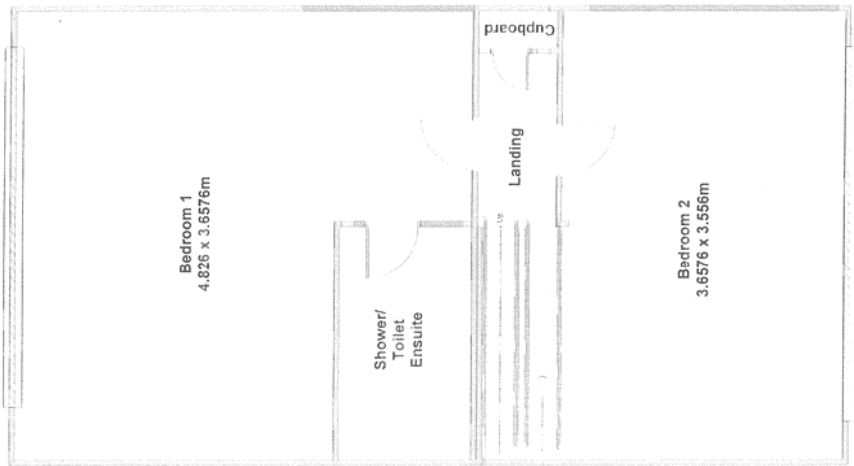


Document 3a
Ground floor plan

Date: 24/11/2006

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Document 3b
First floor plan

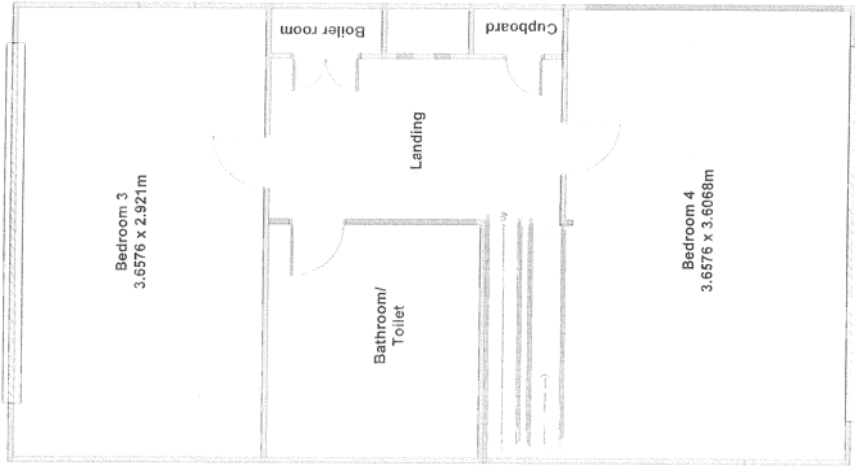


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Date: 24/11/2006

Document 3c
Second floor plan



Bedroom 1 Alteration to include ensuite toilet/shower, and Change of use from residential (Class C3) to House in Multiple Occupancy of 4 Lettable rooms. at 51 Talland Avenue, MK6 2EJ

Date: 24/11/2006

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Two letters of objection have been received making the following comments: -

- The change of use will cause parking congestion, and will affect highway safety for children attending Penwith School.
- The congestion causes people to park on the pavement thus forcing the children to walk on the road. The proximity of the application site to an entrance to the school will exacerbate the problem.
- The property was converted in 2006 and 12 new single beds and mattresses delivered, the residents moved in before Christmas.
- There are 11 other HIMOs in the vicinity that generate a noise nuisance.
- Cars are constantly speeding, parking in the middle of the road, beeping the horn day and night.
- Cars are abandoned in the road.
- Rubbish is deposited on the verges, so that the area has become dirty, noisy and neglected.

RELEVANT POLICIES

D1 - Impact of Development Proposals on Locality.

H10 - Subdivision of Dwellings and Houses in Multiple Occupation [HIMO's]

CONSIDERATIONS

The applicant has written in to say that the converted garage will be used as a communal/computer room for the benefit of shared internet and broadband access.

Car Parking - The Highway Engineer has no objection to the scheme, and considers that adequate parking is available in the vicinity.

Concentration - no permissions have been granted for HIMOs in this road, therefore over-concentration is not an issue.

Bin Store & Drying Area - the rear garden is accessible to all occupants and is of sufficient size to accommodate a bin store and drying area.

Noise and Disturbance - the publication Development Control Practice advises that anti-social behaviour is not a planning matter, nor is class or racial factors. It is the opinion of your Officers that tackling anti-social behaviour should be the responsibility of the Police, the Chief Environmental Health Officer and within the scope of the Licensing Scheme.

The proposal is consistent with the officer advice endorsed by the Committee at the meeting on 19 January 2007.

RECOMMENDATION

It is recommended that permission be granted subject to details of the bin storage, drying area, and only 4 lettable rooms.