

APP01

Application Number: 12/02387/FUL
Minor

Change of use from a dwelling house (use class C3) to a house in multiple occupation (use class C4) with 4 lettable rooms (retrospective)

AT 30 Southwold Crescent, Broughton, Milton Keynes

FOR DR Studios Ltd

Target: 10th January 2013

Ward: Middleton

Parish: Broughton & Milton Keynes
Parish Council

Report Author/Case Officer: Mr Mathew Wilde

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The site is a mid-terraced property on Southwold Crescent in Broughton. It is currently a 4 bedroom House in Multiple Occupation (HIMO), occupied by students of DR studios. It is located on a circular road fronting open space. It has on plot parking capabilities of two cars in tandem, and is opposite undesignated parking bays. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

The proposal is for a retrospective application to change the use of the house to a 4 bedroom HIMO. The original features of the house are largely retained, the garage has been converted into cycle and bin store, a drying area erected in the rear garden. The proposal is therefore for a 4 bedroom HIMO. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework

- Paragraph 7: Definition of sustainable development
- Paragraph 17: Bullet point 4- High quality design

- Paragraph 63: Design standards
- Paragraph 64: Poor design

2.2 Local Policy

Core Strategy

Emerging Policy CS 13: Ensuring High Quality, Well Designed Places”.

Adopted Milton Keynes Local Plan 2001-2011

D1: Impact of Proposals on Locality

T15: Parking Provision

H10: Subdivision of dwellings and houses in multiple occupation

Supplementary Planning Guidance

Houses in Multiple Occupation Adopted April 2012

Addendum to 'Parking Standards for Milton Keynes' 2005 April 2009.1

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1
1. Impact on Character and Appearance of Area. The site is below the 35% concentration benchmark and as such is not considered to have a detrimental impact on the character and appearance of the area.
 2. Impact on Parking Provision. The site has 2 on plot parking spaces. The unallocated bays opposite the site around the crescent can safely facilitate the one extra parking space the 4 bedroom HIMO requires.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Impact on Character and Appearance of Area

It is considered that in a 100m buffer set out under the Adopted Houses In Multiple Occupation SPD the proposed 4 bedroom HIMO is the only known HIMO in the area. There are no recorded flats and 21 houses within the buffer. The SPD states that concentration should be below 35% of HIMO's and flats to retain the character and appearance of the area. The percentage in the 100m buffer created from 30 Southwold Crescent is 19%. It is therefore considered that the proposal does not lead to an unacceptable concentration of HIMOs/flats and therefore under guidance of the Houses In Multiple Occupation 2012 SPD the proposal will not have a detrimental impact on the character and appearance of the area. Concerns have been raised about the future tenancy of the property, and the number of potential future tenants. A

condition has been attached to ensure that the bedroom number is not increased without prior permission.

5.2 Impact on Parking Provision

Under the Adopted 2009 parking standards a 4 bedroom HIMO in area B requires three on plot parking spaces. The current application proposes two on plot parking spaces in tandem, and the final required space to be provided by the opposite unallocated parking bays. Under the parking standards garages do not constitute parking spaces.

5.3 A parking survey was undertaken on 11/01/12 in the day and 10/01/12 in the evening. The site has two tandem on plot parking spaces. Parking was available in the unallocated bays day and night. One car was parked on plot on the night parking survey. Additional pictures have been provided by the agent day and night on numerous dates to show the availability of parking in unallocated bays. The Highways Officer has no objection to the proposal. It can therefore be concluded that safe parking for the 1 extra car can be facilitated off plot, therefore highway safety and convenience can be retained.

5.4 It is acknowledged that the crescent is not yet complete as 5 houses are currently under construction, however each of these houses are proposed with two tandem parking spaces and as such it is considered that it will not lead to a detrimental additional demand on unallocated spaces. Concerns were raised about an increase on traffic and impaired access. It is considered that the HIMO will have a negligible if any impact on traffic in the crescent due to the small scale of the change. Southwold Crescent is big enough to operate a two way traffic system with the parking bays separate and as such is not considered to impair access.

5.5 Other Issues in the Supplementary Planning Document (SPD) Bin Storage and drying areas

Policy H10 of the Local Plan requires that HiMOs are provided with adequate outdoor space for bin storage. The SPD specifies that an area of 15 sqm should be provided for drying and bin storage. The SPD does not give an indication of the appropriate size for the bin store, but requires that it should provide storage for:

- 1 black sack per bedroom
- 1 pink recycling sack per bedroom
- 1 blue recycling box per 3 bedrooms
- 1 x 240 litre green bin for food & garden waste per 6 bedrooms

The SPD also requires that bin stores should be secure, unobtrusive and accessible from the road.

With a rear garden area of approximately 55m² and garage area approximately 9m² is considered to be adequate space for bin storage and clothes drying. After a site visit it can be confirmed that the facilities have been provided and maintained.

- 5.6 Cycle storage is required at a level of 1 space per bedroom. It is considered that the double garage would provide more than adequate storage for cycles.
- 5.7 Noise is another key issue when determining HIMO's. Noise can be divided into two categories. Internal noise such as banging of doors and noise from music and televisions or external noise usually associated with antisocial behaviour or parties. Objections have been received about noise, this aims to be addressed by condition.

5.8 Crime concerns

This has been raised by third parties and is noted. However it would be considered presumptuous to link this issue with the nature of accommodation proposed. This issue is therefore given little weight in this instance.

5.9 Conclusion

To conclude the site is in an area below the 35% concentration benchmark outlined in the HIMO SPD, and has sufficient safe off street parking for one vehicle. It is also noted that all facilities are intact and a license has been issued by Private Sector Housing.

6.0 CONDITIONS

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

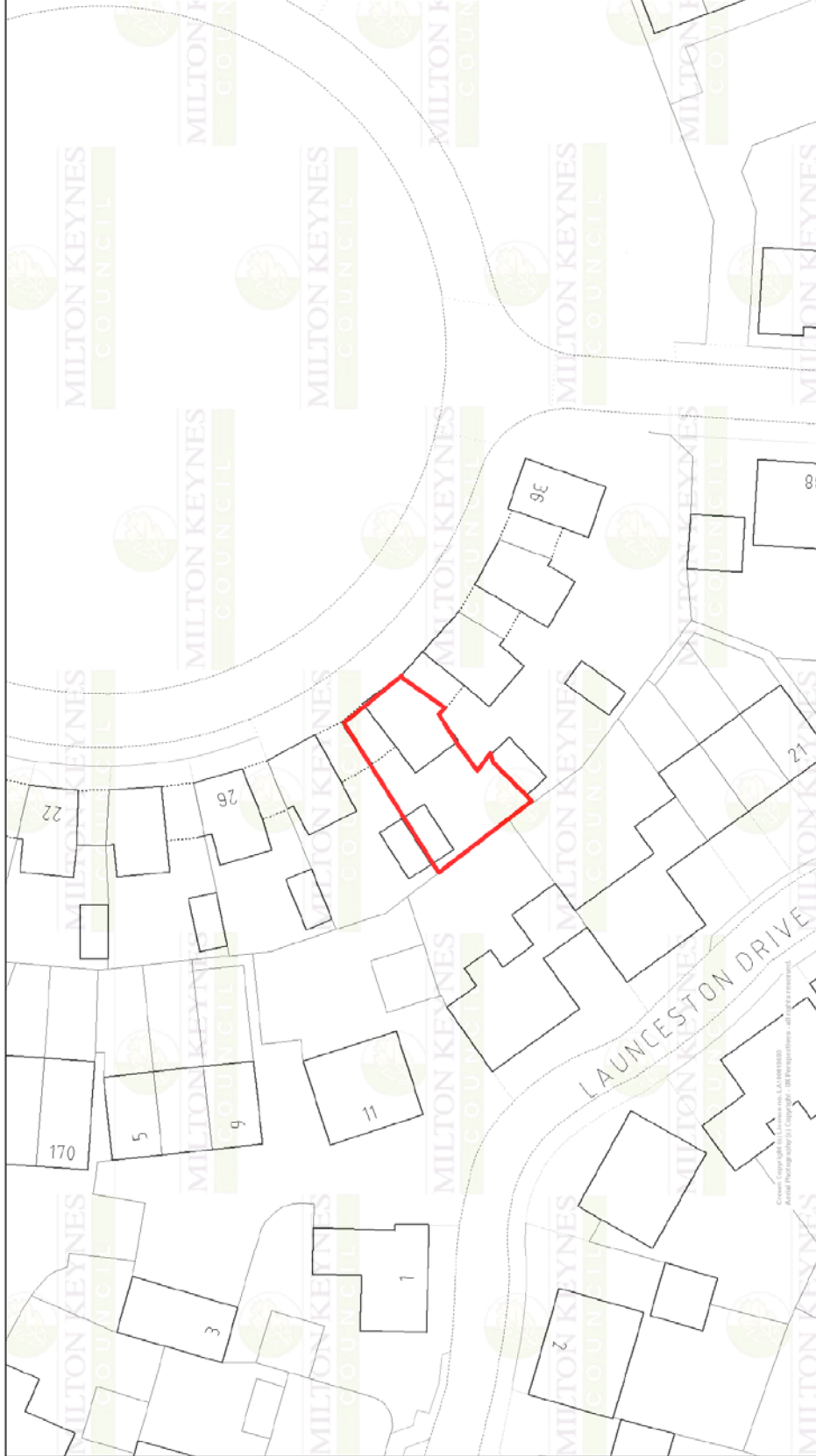
2. The house in multiple-occupation hereby permitted shall not be operated with more than four lettable rooms at any time.

Reason: To control future intensification of the application property.

3. A scheme for internal noise insulation (to include where appropriate insulation of party walls, floors and any new walls or partitions) shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. All works which form part of the said scheme shall be completed in accordance with the approved plans before any of the proposed dwelling units are first occupied, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid nuisance from noise and vibration between the proposed dwelling units and between adjacent properties and the proposed dwelling units.

30 Sputhwold



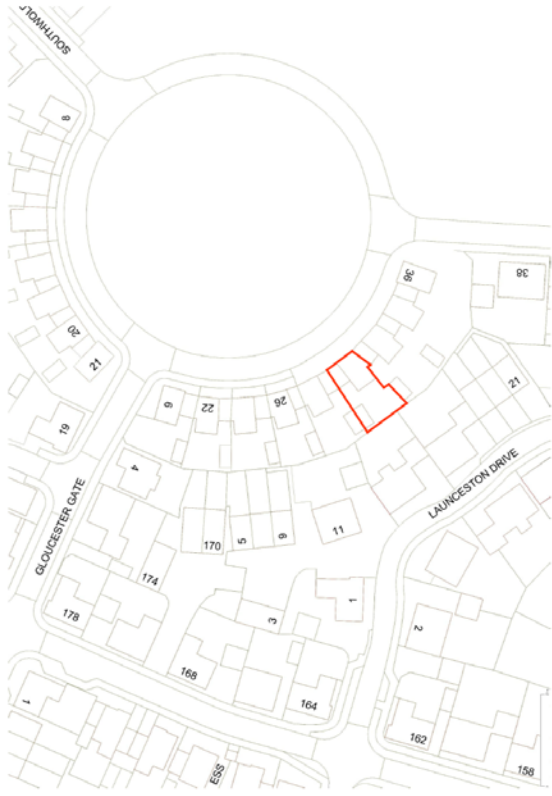
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Scale 1/362

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Date 15/2/2013

Author:



Site Plan
1:500



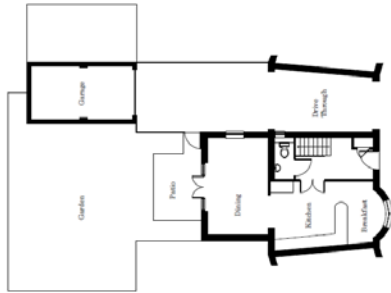
Location Plan
1:1250



Proposed Ground Floor Plan
1:100



Existing/Proposed Second Floor Plan
1:100



Existing Ground Floor Plan
1:100



Existing/Proposed First Floor Plan
1:100

Appendix to 12/02387/FUL

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 None.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments	Officer Response
A3.1 HIMO - Private Sector Housing Aware house is currently used as HIMO. Confirms occupied by 4 tenants. One bedroom contains ensuite.	Noted.
A3.2 Parish - Broughton & Milton Keynes No objection received.	Noted.
A3.3 Ward - Middleton - Cllr McDonald No objection received.	Noted.
A3.4 Ward - Middleton - Cllr Bint No objection received.	Noted.
A3.5 Highways Development Control No objection received.	Noted.
A3.6 Environmental Health Manager No objection received.	Noted.
A3.7 Local Residents The occupiers of the following properties were notified of the application: 28 and 32 Southwold Crescent Broughton 28 Southwold Crescent Broughton	

16 Objections have been received detailing the following concerns:

- | | |
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| 1. Streets difficult to manoeuvre | 1. See paragraph 5.4 |
| 2. Advertised as family dwellings - HIMO not appropriate in this location - alter character | 2. See paragraph 5.1 |
| 3. Overgrown garden - un-kept plot | 3. Not a planning consideration |
| 4. Use of park opposite for drink and drugs | 4. Not a planning consideration |
| 5. Potential noise issues - increase in people lead to an increase in noise (number 32 Southwold Crescent) | 5. See paragraph 5.7 |
| 6. Lack of parking- 5 houses yet to be completed | 6. See paragraph 5.4 |
| 7. High turnover of tenants | 7. See paragraph 5.1 |
| 8. Increase in crime and anti-social behaviour- make area unsafe | 8. See paragraph 5.8 |
| 9. A need to reduce traffic in family area | 9. See paragraph 5.4 |
| 10. Set a precedent | 10. See paragraph 5.1 |
| 11. Potential for 8 people | 11. See paragraph 5.1 |
| 12. Increase in traffic | 12. See paragraph 5.4 |
| 13. Devaluation of other properties | 13. Not a planning consideration |
| 14. Questions over the future use of property | 14. Not a planning consideration |