

06/01025/FUL

CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPANCY (RETROSPECTIVE)

**AT 12 Yarrow Place, Conniburrow, Milton Keynes
FOR Mr Raphael Owusu (as amended by drawings received 27 December 2006)**

INTRODUCTION

The Development Control Committee deferred consideration of this application at the Meeting on the 1 November 2006, to negotiate a reduction in the number of lettable rooms to four. An update section is included in this report.

This application is to convert of an existing single dwelling to a House in Multiple Occupation [HIMO], with the garage/carport already converted to a habitable room.

CURRENT APPLICATION

As submitted, the dwelling was to be converted to provide on the ground floor a shared kitchen, a shower room and one lettable room. At first floor are 2 lettable rooms front and rear, with on the second floor 2 more lettable rooms similarly aligned plus a shared bathroom. There is space for one vehicle to park in front of the property, with a parking lane either side of the central reservation and in it. The rear garden is large enough to accommodate a bin store and a drying area.

MAIN ISSUES

Do the proposals result in on-street car parking to the detriment of the amenities of the adjoining residents?

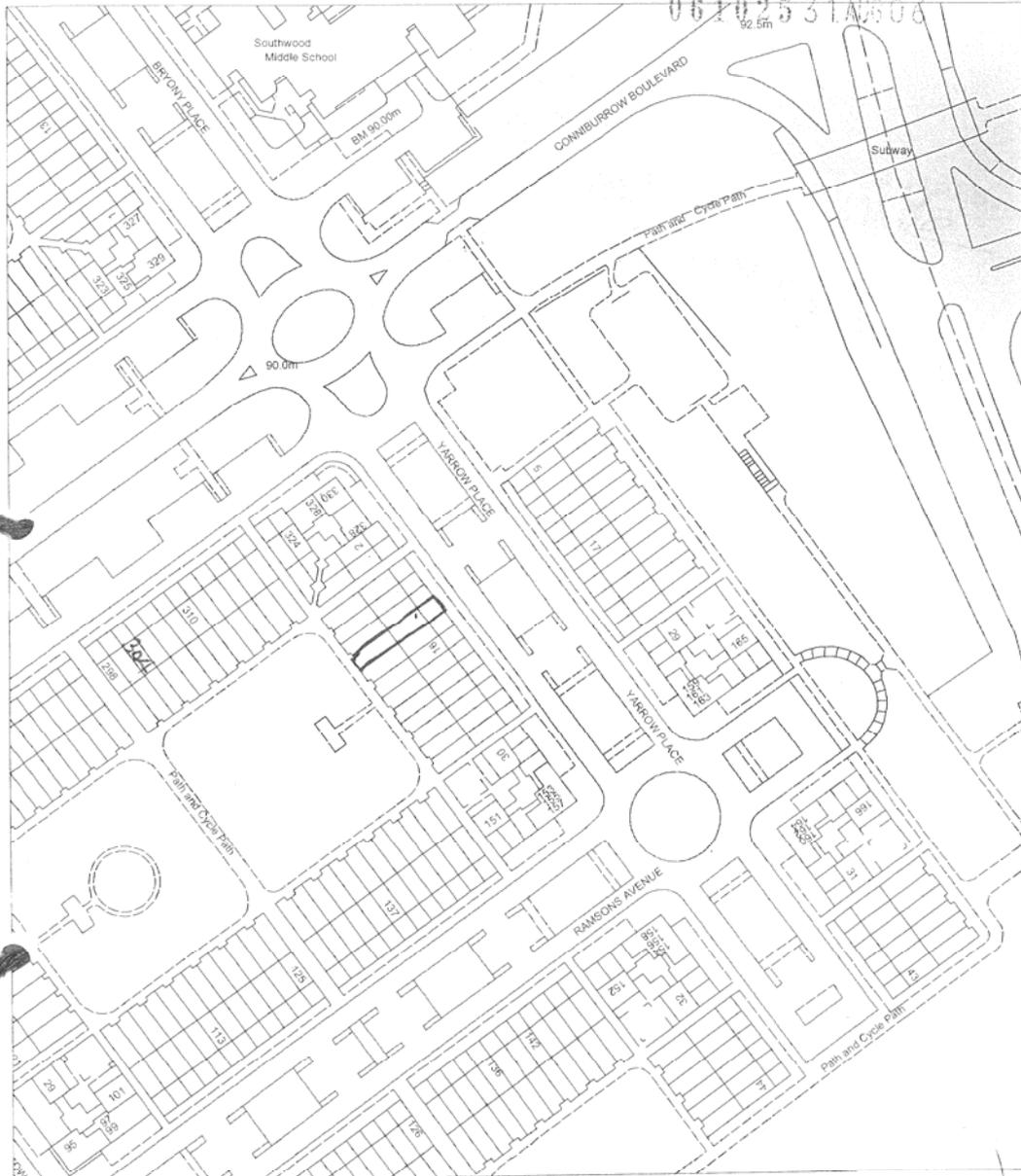
Is adequate space available for bin storage and a drying area?

Will the proposal result in noise disturbance that would adversely affect the amenities of adjoining residents?

Will the proposal lead to an unacceptable concentration of HIMOs within the area?

CONSULTATIONS AND REPRESENTATIONS

Chief Environmental Health Officer - The property will need to meet the requirements of the Housing Health and Safety Rating System [HHSRS].



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Extract Location : **12 Yarrow Place**
Conniburrow
Milton Keynes

Scale 1:1250
 Date 05/07/06
 Author DC

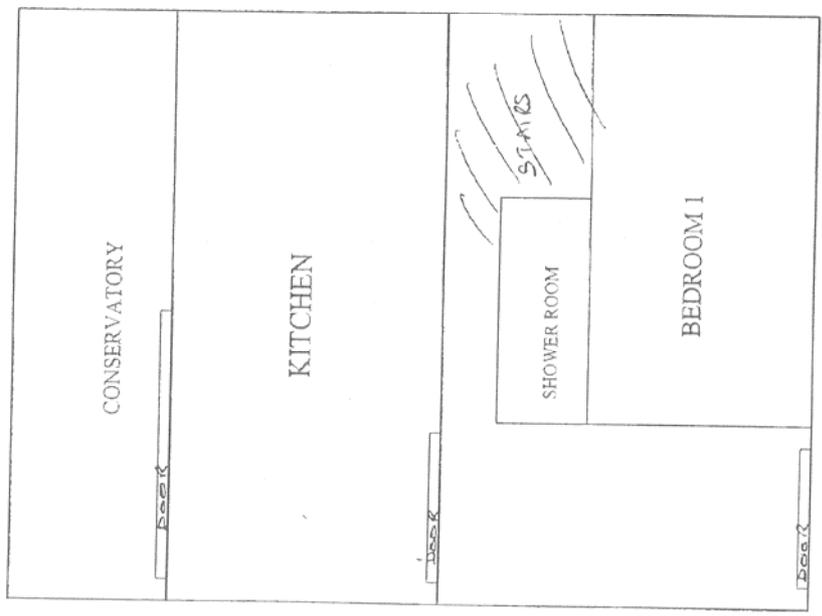


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AMENDED PLANS 4 / DEC 2000
0601025

12 YARROW PLACE
CAMDEN BOROUGH
MILTON KEYNES
MK14 7AX



GROUND FLOOR

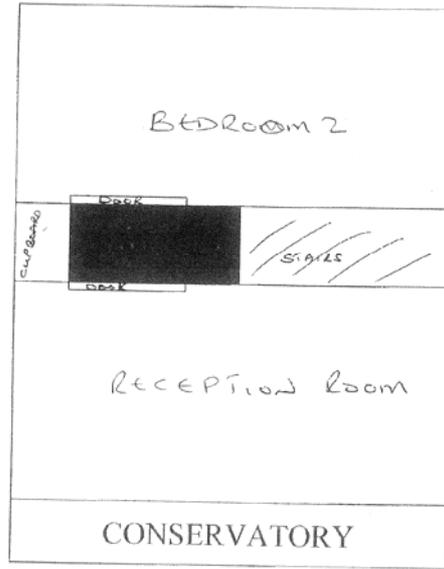
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AMENDED PLANS

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AMENDED PLANS

Ref: 06/01025/FUL

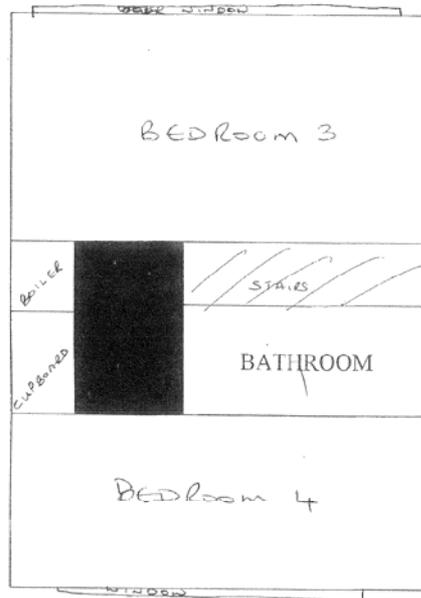


12 YARDS PLACE
CONH. BURROW
MILTON KEYNES
MK14 7AX

FIRST FLOOR

AMENDED PLANS

Ref: 06/01025/FUL



12 YARDS PLACE
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SECOND FLOOR

Further advice on this matter should be sought from the Private Sector Housing Team.

The Engineer, Highways Development Control - no objections on account of space available in shared areas.

Housing Strategy and Needs - schedule of works needed to bring the property up to Registration standard.

Great Linford Parish Council - The parish comments that, as this is a retrospective application, there seems little point in commenting; however, it hopes that a careful watch is being kept on the amount of approved application in each road.

RELEVANT POLICIES

D1 - Impact of Development Proposals on Locality.

H10 - Subdivision of Dwellings and Houses in Multiple Occupation [HIMOs]

CONSIDERATIONS

Car Parking - there appears to be sufficient space for parking in the central reservation and it should be noted that the Highways Engineer has not raised any objection.

Concentration - there are no existing planning permissions for HIMOs in Yarrow Place, therefore the question of over-concentration does not arise; the nearest permitted HIMO being at 304 Conniburrow Boulevard. The Houses in Multiple Occupation Register 2005 shows no records for Yarrow Place

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.

UPDATE

The applicant has agreed to the Committee's request and, on amended plans, has reduced the number of habitable rooms to 4 in number. The first floor front room is shown to be used as a reception room available to all tenants.

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

RECOMMENDATION

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