

06/01601/FUL

**CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPANCY (RETROSPECTIVE)
AT 45 Waterside, Peartree Bridge, Milton Keynes
FOR Mrs Bina Doshi**

INTRODUCTION

This is a retrospective application to regularise the conversion of an existing single dwelling to a House in Multiple Occupation [HIMO]. The integral garage has been converted to a habitable room, but there is parking space in front of the house.

CURRENT APPLICATION

The dwelling has already been converted to a HIMO with 5 lettable rooms; on the ground floor a shared kitchen/dining room, a lettable room and a toilet and shower room. At first floor are 2 lettable rooms located front and rear, with on the second floor 2 more lettable rooms similarly located plus a shared bathroom. The rear garden is large enough to accommodate a bin store and drying area. On the opposite side of the road are shared parking bays and willow trees.

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 HIMOs within the area?

RELEVANT PLANNING POLICIES

D1 - Impact of Development Proposals on Locality.

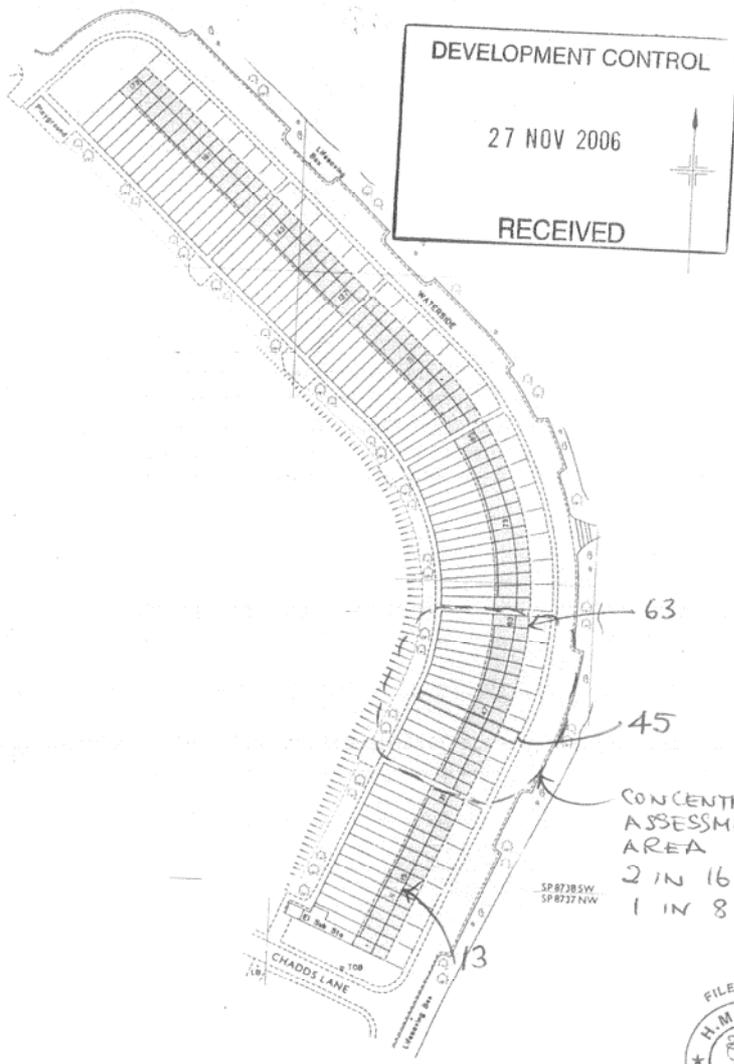
H10 - Subdivision of Dwellings and Houses in Multiple Occupation [HIMOs]

CONSULTATIONS AND REPRESENTATIONS

The Engineer, Highways Development Control, has made an evening site visit and found that there was parking availability in the shared area on the opposite side of Waterside, and therefore has no objection to make.

CG16012 NOV 06

H.M. LAND REGISTRY		TITLE NUMBER BM 127767	
ORDNANCE SURVEY PLAN REFERENCE	SP 8738	SECTION	B
COUNTY BUCKINGHAMSHIRE		DISTRICT	MILTON KEYNES
		Scale 1/1250	
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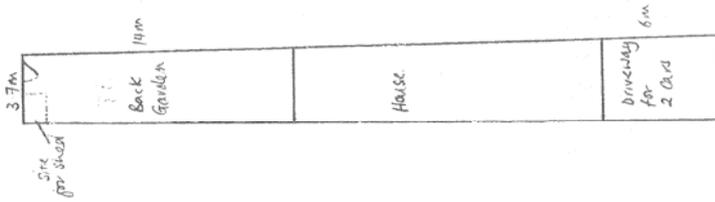
06/01601

45 Waterside, Restree Bridge,

06160124 NOV 06

1cm = 2m

DEVELOPMENT CONTROL
27 NOV 2006
RECEIVED



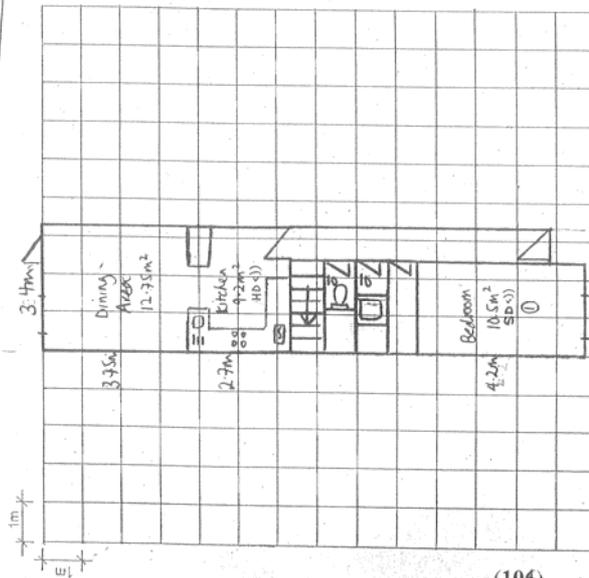
4.35m * Refuse Collection Bin

06160124 NOV 06

Address 45 Waterside, Restree Bridge, Milton Keynes

- HD Heat Detector
- SD Smoke Detector
- FD Fire Door
- <|> Alarm Sounder
- ☐ Gas Boiler
- ☐ Wash Basin
- DW Dishwasher
- ☐ Combination Microwave
- ☐ Roof Light Window
- ☐ Shower
- ↑ Upward Direction of Stairs
- ① Number of Occupants

DEVELOPMENT CONTROL
27 NOV 2006
RECEIVED



Ground Floor

06160124

Housing Strategy and Needs - to be reported

A letter of objection has been received from a nearby resident making the following points:-

- * There is only limited parking available at present and this development is likely to make the problem worse.
- * Five or six black bags of refuse are put out without any attempt to recycle.
- * The rear garden is not maintained and there is no pride in the estate.
- * The party walls are very thin and the noise nuisance 24/7 is unacceptable.
- * These properties were erected as family dwellings, but now many have been converted to HIMOs. This is causing long term residents to leave, and then the houses are bought up by people to convert.

CONSIDERATIONS

When the application was received, the applicant was invited to amend her application to return the integral garage to its intended use. To date no reply has been received.

Car Parking - the space in front of the dwelling is capable of accommodating two cars. The parking spaces opposite the dwelling are available on a shared basis.

Concentration - permissions have been granted at numbers 13 and 63 Waterside to convert to HIMOs. The latter is in the same block of 16 houses as the application site giving a ratio of 2 in 16 dwellings or 1 in 8, which is considered not to be an over concentration, and well within the 1 in 4 advisory maximum endorsed by the Committee for areas with significant levels of shared parking.

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 its meeting on 19 January 2007, and the decision made in respect of 105 Waterside at that meeting.

RECOMMENDATION

It is recommended that permission be granted subject to conditions regarding details of the bin storage, drying area, only 5 lettable rooms, and on-site car parking.