

APPLICATION NO	PA/2018/622
APPLICANT	Mr Singh
DEVELOPMENT	Planning permission for a change of use of three flats to form three HMOs
LOCATION	106-108 Oswald Road, Scunthorpe, DN15 7PA
PARISH	Scunthorpe
WARD	Town
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Mashook Ali – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 51 states that local planning authorities should identify and bring back into residential use empty houses and buildings in line with local housing and empty homes strategies. They should normally approve planning applications for change to residential use and any associated development from commercial buildings where there is an identified need for additional housing in that area.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policies DS1, H5, H8, T1, T2 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5, CS7 and CS8 apply.

CONSULTATIONS

Highways: No objection.

Environmental Health: No objection.

Humberside Fire and Rescue: It is a requirement for domestic premises that adequate access for fire-fighting is provided to all buildings or extension to buildings.

PUBLICITY

A site notice had been displayed. Two letters of objection have been received raising the following issues:

- over-development
- increase in noise, disruption and antisocial behaviour, particularly at weekends
- lack of outside space
- the only area for outdoor space is a car park to the frontage
- issues with bin storage and capacity
- complaints have been lodged about antisocial behaviour
- impact on living conditions.

ASSESSMENT

The application site is a former office which resembles a pair of semi-detached houses, together with a flat-roof extension to the south-east. Prior approval was granted for it to be converted to three flats in 2017 under reference PA/2017/775. The main bulk of the building is two-storey in height and faces towards Oswald Road; the flat-roof single-storey section faces towards Station Road. The area is mixed in its uses with residential properties located to the east along Station Road and commercial uses (including a vets, residential care home and accountancy firm) along Oswald Road. Planning permission is being sought to change the use of three flats (Use Class C3) to form three Houses in Multiple Occupation (HMOs) to provide up to 20 bedrooms with shared facilities.

The main issues in the determination of this application are the principle of development and impact on residential amenity.

Principle

The proposal is for the change of use of three flats located within the settlement boundary of Scunthorpe into three HMOs containing 20 bedrooms with shared facilities and an area of hardstanding to the side and rear. The plans demonstrate that this building is a large detached two-storey and single-storey building capable of conversion for 20 bedrooms with shared facilities with no external alterations proposed. Policies CS2 and CS8 of the adopted Core Strategy apply and state that the focus of housing should be on previously developed land and buildings within the development boundary of Scunthorpe; the proposal is therefore considered to accord with these planning policies. The plans show that the building(s) can be easily adapted to form three HMOs.

In addition, the building is located in a sustainable location within walking distance of Scunthorpe town centre with its range facilities, and close to the bus and rail stations to enable access to sustainable modes of travel. Given the proximity to the town centre and sustainable modes of travel, it is not considered necessary for off-street parking spaces to be provided (as there is less reliance on the private motor car); however, there is an area of hardstanding in excess of 300 square metres to the south (facing Station Road) which can be utilised as off-street parking if required.

Residential amenity

The proposal is for the change of use of the building; no internal building work is proposed to facilitate the change of use. There will therefore be no disruption to local businesses or neighbouring properties during any construction period. Objections have been raised on grounds of noise, disruption and antisocial behaviour arising from occupants utilising the hard paved area to the south of the building. It is worth noting that Environmental Health have raised no objection to the proposed change of use on noise nuisance or loss of residential amenity grounds. It is noted that the increase in the number of the occupants of this building has the potential to result in the congregation of people in the external areas surrounding the building; however, any issues associated with noise and antisocial behaviour will be dealt with under separate legislation by the appropriate departments and bodies (Environmental Health and the Police).

Policy H5 of the North Lincolnshire Local Plan applies and states that provision should be made within the curtilage of each dwelling (except for upper-storey flats) for an area of private amenity open space. It should be noted that this development is not for 20 self-contained residential units within the building, therefore no dwellings are being created. In addition, there is no requirement for living accommodation on upper floors to have private amenity space. This site is located in relatively close proximity to Scunthorpe town centre with its facilities and within walking distance of public open space and parks. On balance it is considered that as no dwellings are being created by the development, there is no requirement for private amenity space to be provided.

There is sufficient space to the south of the building to provide an area for bin storage and collection.

In conclusion, it is considered that the proposed development complies with the relevant development plan policies and is therefore recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 003 and 004.

Reason

For the avoidance of doubt and in the interests of proper planning.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

10 0 10 20 30 40 50 m

GARDENS

ROAD

ROAD

carriage

War Memorial

Museum and Art Gallery

Registry Office

Garage

Bridge House

Government Offices

St Lawrence's Church

40.0m

40.6m

Shelter

96

Demeter House

98 to 100

102

104

108

1

7

40.8m

38.5m

40.7m

TCBs

Car Park

Scunthorpe Station

FB

L.Twr

LANE

Hotel

El Sub Sta

Postal Delivery Office

Ward Bay

Telephone Exchange

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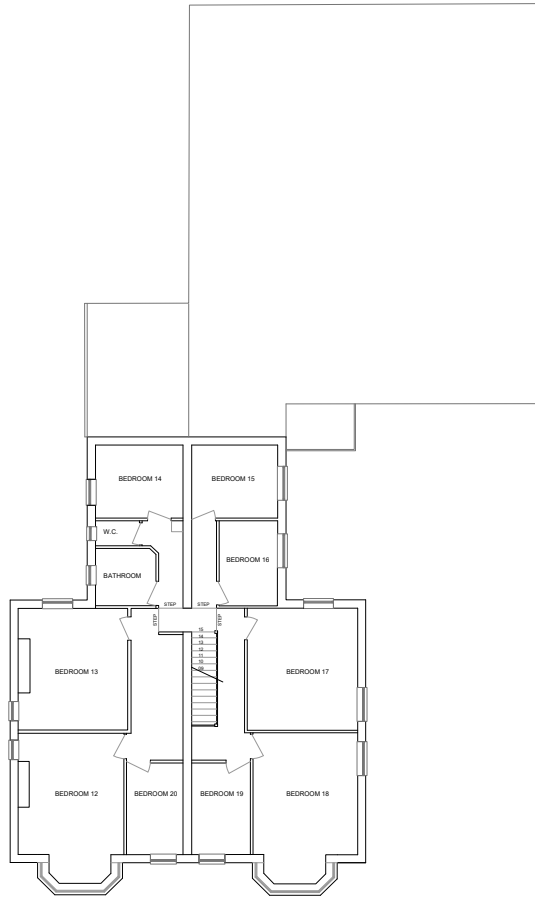
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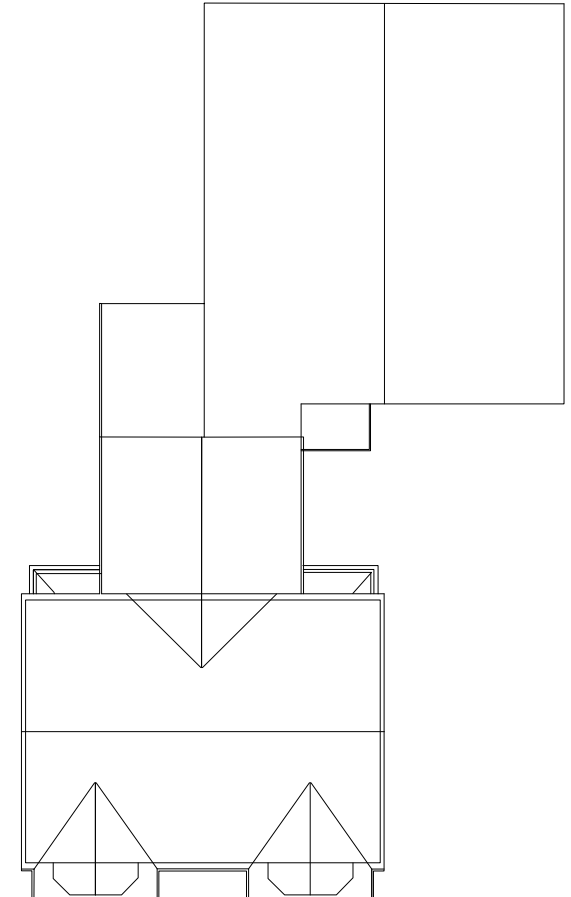
PA/2018/622 Proposed floor plans (not to scale)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN