

DELEGATED APPLICATION REPORT

Application No: 220927/FUL

Address: 17 Newark Street

Proposal: Change of use of existing dwelling from C3 to 6 bedroom HMO (C4 use)

Case Officer: Connie Davis

Target Date: 30/08/22

Site Description and Surrounding Area

The application site comprises a mid-terraced dwelling with rear outrigger. The dwelling has undergone alteration in the form of a single storey rear extension and L-shaped rear box dormer. The site is located within an Article 4 area, controlling the change of use from Class C3 to Class C4.

Proposal

The proposal is for a change of use from Class C3 to Class C4. No existing works are proposed.

Plans Considered

NS17:P23 Rev A - Floor Plans Existing

NS17:P21 Rev A - Block Plan

NS17-P26 Rev A - Proposed Cycles Store

Received 11th August 2022

NS17:P24 Rev A - Existing Elevations

NS17:P25 - Typical Section

NS17:P22 - Site Location Plan

Completed Checklist

Application Form

CIL Form

Photographs

Received 24th June 2022

Relevant Planning History

210354/FUL - Change of use from dwellinghouse (Class C3) to house in multiple occupation (Class C4) - Application Refused for the following reasons:

1. The provision of roof lights only to the front bedroom at the second floor would create a poor quality internal environment for future occupiers, with the limited outlook and natural light afforded being harmful to their amenities. The proposal is therefore contrary to Policies CC8 and H5 of the Reading Borough Local Plan (2019).

2. The proposed internal layout would provide inadequate headroom to the front bedroom at the second floor. This would create a cramped form of accommodation for future occupiers resulting in a poor quality internal environment, harmful to their amenity. The proposal is therefore contrary to Policies CC8 and H5 of the Reading Borough Local Plan (2019).

201158/HOU - Single storey rear extension - Application Permitted

Consultation Responses

The following neighbours were consulted via letter:

15, 19 Newark Street

The consultation period ran between 06/07/22 - 27/06/22.

No letters of representation were received.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H5 - Standards for New Housing

Policy H8 - Residential Conversions

Policy H9 - House Extensions and Ancillary Accommodation

Policy TR3 - Access, Traffic and Highway-Related Matters

Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

Revised Parking Standards and Design SPD (2011)

Residential Conversions SPD (2013)

Design Guide to House Extensions SPD (2021)

Appraisal

Principle of development

Officers are satisfied that the 25% HMO threshold would not be breached as a result of the change of use and as such there is no in principle objection to the change of use.

Design

No external alterations are proposed and therefore the proposal would not result in any effect on the host dwelling or street scene.

Amenity of future occupiers

Occupiers would be provided with sufficient amenity space; a large kitchen/ dining area. Bedrooms would be of sufficient size and would be provided with windows. Whilst only rooflights are proposed to be the front bedroom at second floor (and this formed a reason for refusal of the first application), upon a site visit, which was not carried out under the previous application officers now consider that on balance, occupiers of this room would have sufficient light and outlook owing to the rooflight being of a suitable level that would afford views, and due to the number of roof light, sufficient light would be provided. The room also has sufficient head height, upon inspection on site and through the submission of photographs. The proposal is therefore acceptable in relation to Policies CC8 and H5 of the Local Plan (2019).

Impact on neighbours

No external alterations are proposed that could be considered visually dominant, overbearing, or result in a loss of light. Whilst the HMO may result in some level of additional noise, this would not be considered substantially more than if a large family were to occupy the dwelling. The proposal is therefore considered acceptable in relation to Policy CC8 of the Reading Borough Local Plan (2019). The cycle storage is considered a modest scale so as to not result in an adverse impact on neighbours.

Transport

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. The property is located in a Residents Parking Permit Zone, Zone 10R with double yellow lines running along the frontage of the site.

In accordance with the adopted Parking SPD, the proposed HMO development would be required to provide 0.25 on-site parking spaces per bedroom totalling a required provision of 2 parking spaces; There is no parking associated with the site and it is not possible to provide any off-street parking given the terraced nature of the street.

The property is included in the Councils residential parking permit scheme; therefore, if this application is approved there should be an assumption that any future occupants of the proposed HMO will not be issued with resident or visitor parking permits which will be covered by condition and an informative applied. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street. This will be secured via an informative.

In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a cycle parking provision of 0.5 spaces per letting room, therefore 3 cycle spaces should be provided in a lockable secure store using Sheffield type stands. The submitted plans show lockable storage with 3 bike stands at the rear of the property. The storage was originally proposed at the front of the property, but Officers raised concerns over the appearance the bike storage would have in the street scene, and thus it was

relocated. A shortfall is that bikes will need to travel through the property, but on balance this is acceptable. Bike storage will be secured via condition.

Bin storage should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings and should be located no further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods; it is assumed that kerb side collection will be undertaken as is the existing arrangement. Bins are located at the front of the site and this will be secured via condition.

Recommendation: **GRANT permission subject to conditions and informatives**

Conditions:

1. Approved Plans
2. Bike storage as specified
3. Bin Storage as specified

Informatives:

1. Terms
2. Parking Permits
3. HMO License
4. HMO Management Plan
5. Positive and Proactive