
2018/0104

Applicant: Mr Stephen Roebuck

Description: Change of use of former workshop and associated office (Class B2) to HMO (House in Multiple Occupation) (C4) including external alterations

Site Address: 15 Melville Street, Wombwell, Barnsley, S73 8HJ

Introduction

This application is brought to the PRB meeting at the request of two local elected Members who's concern relates to persistent on street parking issues on Melville Street. Councillors deferred making a decision on the application at the previous Board meeting held 20th March for a site visit. Officers have since held discussions with the applicant which have led to amended plans being submitted. The plans have been reconfigured internally leading to the provision of a shared living room at the expense of one of the proposed bedrooms.

Site Description

Melville Street is a mixed use street, but predominantly residential in character. It is split in two with two turning heads half way down. This application site is an old builder's workshop which is adjacent to the turning head serving the southerly end of the street.

Melville Street north connects to the main shopping parade of Wombwell town Centre and so the site is within a very short walking distance of a full range of shops and other services. The predominant residential development on the street is terraced housing.

Proposed Development

This is application is for change of use of a former workshop and associated office (Class B2) to HMO (House in Multiple Occupation) (C4). There is layout plan provided showing one car at the side a bin store and 46m² of amenity space. Internally the HMO use is 5 bedrooms (as amended since March PRB) with en-suite, a shared kitchen/dining room and now also a shared living room.

None of the external dimensions of the building will change under the proposed scheme and for the majority of windows and doors the applicant is intending to utilise the existing openings. However, there are some minor external alterations which consist of a door changing to a window on the front elevation, the bricking up the existing store at the back of the building along with the insertion of two ground floor side windows, and the obscure glazing of an existing upper floor side window and the installation of rooflights.

Previous Planning History

2014/0138 - Erection of a pair of semi-detached dwellings following demolition of existing buildings. Approved 26/06/2014. This has now expired but has established the principle of the loss of employment under UDP Policy CSP19 Employment to be retained.

2017/0981 – Change of use of former builders office to 4no apartments (Prior Notification Change of Use). Refused 04/09/2017 as it was considered that insufficient information had been supplied to demonstrate that the relevant permitted development criteria were met.

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

Housing Policy Area

Core Strategy

CSP19 Protecting Existing Employment Land
CSP26 New Development and Highway Improvement
CSP29 Design
CSP40 Pollution Control and Protection

SPDs/SPGs

Designing New Housing Development

Conversion of buildings to HMO's is generally acceptable subject to

1. Garden sizes meeting standards (50m²)
2. Internal space standards being met for single bedrooms with en-suite and shared kitchen. The South Yorkshire Residential Design Guide requires 33m² total area for a studio flat but there is no standard for an HMO bedroom.
3. No noise nuisance caused to adjoining neighbours.
4. Satisfactory parking being provided
5. No alterations that would impact on the appearance of the area.

Publication Consultation Document

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

SD1 Presumption in favour of sustainable development
GD1 General Development
D1 Design
T4 New Development and Highway Improvement
Poll1 Pollution Control and Protection
CC4 Sustainable Drainage Systems (SuDS)

These policies carry little weight for the reason given above.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development.

Consultations

Pollution Control-No objections subject to conditions.

Highways-No objections subject to conditions.

Private Sector Housing-Offer advice regarding Fire Regulations.

Representations

None received

Assessment

Principle of development

This is a Housing Policy area and whilst this is a workshop the street is predominantly residential in character. Furthermore, the previous expired approval 2014/0138 establishes the principle of loss of an employment use as, given the predominantly residential surroundings, a residential use is considered more in keeping with the surrounding area than a business use. As such Policy CSP19 is considered to be satisfied.

The SPD Designing New Housing Development sets out the various criteria to take in account when considering an HMO. This site is very close to Wombwell town centre, shopping and other facilities as such is in a sustainable location. The main issue would be the need to assess the impact on other material considerations such as residential amenity, visual amenity, and highway safety.

Residential Amenity

It is likely that the existing workshop and office use has more potential for noise and disturbance than a residential use. There is therefore the potential for the change of use to benefit the surrounding residents compared to the existing use.

There is no increase in size of the building proposed. The applicant is also intending to utilize the existing openings which, to the front, do not look directly onto any neighbouring properties. To the side they predominantly look onto the blank side elevations of adjacent properties. The new windows proposed would be at ground floor level and can therefore be screened by suitable boundary treatment to ensure no overlooking would occur. The applicant is also proposing to obscure glaze an existing first floor window to further protect neighbouring amenity whilst allowing the insertion of rooflights to enable the amenity of future occupants to be maintained. On the basis of the above the proposal would not adversely affect the neighbouring occupiers' amenity.

In terms of future occupiers, the room sizes are sufficient to meet the South Yorkshire Residential Design Guide standards. Sufficient light would be gained to the bedrooms and shared dining/kitchen. As such, future occupiers amenities are also adequately protected.

Visual Amenity

The external alterations would be minor and mainly related to openings. The proposal would bring a building into a use that is more in character with its immediate surroundings which should benefit the visual amenities of the area.

The proposal would provide one parking space, bin storage and 46m² of amenity space. The blue painted timber goods entrance at the side of the building would be removed to open up this area. Whilst the amenity space is slightly below the required standard (50m²) it is similar to the amenity spaces that are found in the existing terraced housing. It is likely that with an HMO residents would be less inclined to use amenity space than a family house and for these reasons a slight shortfall is acceptable.

Highway Safety

The site is on a mainly residential street where the majority of occupiers park on the street and it is acknowledged that this has led to concerns about the proposal leading to increased parking issues. It is however, in a sustainable location, close to the centre of Wombwell and the facilities it provides. In addition, if the business was to continue as a workshop/offices then this in itself would generate vehicular traffic and parking requirements. Highways have acknowledged that, given the nature of the use and the close proximity of the site to the town centre, off street parking is not needed. However, it is possible to provide one space and this can be viewed as a benefit. Therefore no highways objections are raised subject to conditions.

Conclusion

There is no objection in principle to loss of an employment use especially as the proposed HMO would be less likely to cause nuisance to neighbours. Concern has been expressed regarding parking issues on Melville Street, which is heavily congested with residents parking as none of the houses has off street parking available. However, given the proposal is replacing an existing business use and is in a sustainable location, it is not considered that there would be any severe highways impact from this proposal. There is room to provide one parking space, bin storage and amenity space for residents. The proposal generally accords with the Councils policies on HMO's and therefore no objections are raised by Officers.

Recommendation

Grant subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the submitted plans including the site plan revision C and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 3 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 5 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 6 Vehicular and pedestrian gradients within the site shall not exceed 1:12
Reason: In the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 7 Prior to occupation of use a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy CSP 29, Design.
- 8 The communal kitchen/dining and lounge rooms shown on the approved plans shall be constructed and made fully available prior to the development first being occupied for residential purposes and shall be retained for those purposes during the lifetime of the development.
Reason: In the interests of the amenities of the future residents of the property in accordance with Core Strategy policy CSP 29.

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BARNSELY MBC - Economic Regeneration



Scale 1: _____