

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 17/12/2018 |
| REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER | CAERNARFON |

Number: 1

Application Number: C18/0874/11/LL

Date Registered: 02/10/2018

Application Type: Full - Planning

Community: Bangor

Ward: Glyder

Proposal: Change of use of a house (C3 class use) to a house in multiple occupation (C4 class use)

Location: 49, Trem Elidir, Bangor, Gwynedd, LL572UE

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 17/12/2018 |
| REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER | CAERNARFON |

1. Description:

- 1.1 This application is for the change of use of the existing house from a dwellinghouse (C3 Class Use) to a five bedroom multiple occupation house (C4 Class Use). The property lies within the development boundary in a residential area of the Bangor Sub-regional Centre as defined by the Anglesey and Gwynedd Joint Local Development Plan.
- 1.2 The property is in Glyder Ward and is a two-storey end of terrace house, with a converted attic that forms additional living space. Housing along Trem Elidir have been erected above the road level with gardens to the front and rear. These houses are dependent to a large extent on parking on the road. There is no intention of undertaking any external alterations to the property as part of this application.
- 1.3 The decision on this application was deferred at the Planning Committee meeting on 26 November 2018 in order to conduct a Site Inspection Committee.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan. (July 2017)**

TAI 1: HOUSING IN THE SUB-REGIONAL CENTRE AND THE URBAN SERVICE CENTRES
TAI 9: SUB-DIVIDING EXISTING PROPERTY TO SELF-CONTAINED FLATS AND HOUSES IN MULTIPLE OCCUPATION
PCYFF 2: DEVELOPMENT CRITERIA
PCYFF 3: DESIGN AND PLACE SHAPING

2.4 National Policies:

Planning Policy Wales, Edition 9, November 2016.

3. Relevant Planning History:

None

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 17/12/2018 |
| REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER | CAERNARFON |

4. Consultations

| | |
|-------------------------|---|
| Community/Town Council: | Object as it would be an over-development of a three bedroom house in a residential area. There is a high percentage of housing in multiple occupation in the area with empty student accommodation in other areas. Concern also about parking on the roadside. |
| Transportation Unit: | No objection |
| Municipal Services: | Not received |
| Welsh Water: | Standard condition and guidelines for the applicant |
| Housing Unit: | Not received |
| Public Consultation: | <p>A notice was posted on the site and nearby residents were notified. The following observations were received in response to the consultation relating to material planning considerations:</p> <ul style="list-style-type: none"> • There is no need for more multiple occupation housing in the area • Concern about the detrimental effects on amenities for local residents • Lack of local parking provision <p>The following observation were also received that is not a material planning matter:</p> <ul style="list-style-type: none"> • There are empty rooms in student residential halls |

5. Material Planning Considerations:

The principle of the development

- 5.1 Policy TAI 1 of the Joint Local Development Plan states that in the Sub-Regional Centre of Bangor (and the following Urban Service Centres) housing to meet the Plan's strategy will be delivered, including in suitable windfall sites. In this case, bearing in mind that this is an application for residential use within the Sub-regional Centre's development boundary, the proposal is consistent with the principle of this policy.
- 5.2 Policy TAI 9 of the LDP supports the principle of converting existing buildings into multiple occupation housing within the development boundaries subject to meeting four criteria. These are discussed in turn below:
1. The property is suitable for conversion - the existing property is a four bedroom house and it is proposed to change the lounge to create an additional bedroom. There will be no need for significant extensions and external adaptations. In considering the size of the building and its current residential use, it is deemed that there is no reason to believe that the building is not suitable to provide alternative living units to its existing use.

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 17/12/2018 |
| REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER | CAERNARFON |

2. This criterion requires that the proportion of licensed houses in multiple occupation will not exceed 25% of all residential properties in the electoral ward. In this case, the building is within the Glyder ward and the relevant threshold is 10%. According to the latest figures of the Joint Planning Policy Unit, there are 45 houses in Glyder ward namely 6.2% of the total, that are houses in multiple occupation. Therefore, the application satisfies this criterion.
3. This criterion requires that it will not have detrimental impact on the residential amenity of nearby properties. Bearing in mind that this is currently a house and there are no proposed structural alterations to the property, this development is not considered to be significant in terms of changing the density of the site's use. It is recognised that it is not possible to control who will live in the property and there is a possibility that the property will be student accommodation. It is also recognised that the lifestyle of students is different to that of a normal family and over-provision of such accommodation could cause problems to the neighbourhood's amenities. Having said that, there is no evidence that there is an over provision of such units locally and the Council's Rates Unit figures show that two of the 13 houses within this postcode area are already houses in multiple occupancy. In addition, it is not considered that the impact of the development on amenities will be significantly different from what could occur under the current legal use and therefore, it is not considered that approving one multiple occupancy unit in the ward would have an additional significant harmful impact on the residential amenities of close neighbours.
4. The fourth criterion requires that appropriate parking provision is secured for the development. The location is central within Bangor city and is in close proximity to many local colleges and facilities and convenient for cycling and walking or for public transport. The Transportation Unit had no concerns regarding the proposal. Again, bearing in mind that this is currently a house and there are no proposed structural alterations to the property, this development is not considered to be significant in terms of changing the density of the site's use.

Visual, general and residential amenities

- 5.3 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:
 - Contribute to, and enhance, the character and appearance of the site
 - Respect the site and surroundings in terms of their location in the local landscape.
- 5.4 Due to its location in an existing residential location, and that residential use of similar density is proposed here, it is not considered that this development would harm the amenities of neighbours or the area in general. There is sufficient space for bin/recycling storage within the curtilage and as a result of the above, it is therefore considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP in terms of amenities.

Transport and access matters

- 5.5 The Transportation Unit had no objection to the proposal and it is not considered that the situation caused by this development would be more detrimental than what could be caused by the existing house. The urban location is convenient for community

| | |
|---|------------------|
| PLANNING COMMITTEE | DATE: 17/12/2018 |
| REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER | CAERNARFON |

services and public transport and therefore the location would be very suitable for those who do not have a personal motor vehicle.

- 5.6 The CSS Wales parking standards do not give specific guidance for converting residential housing to houses in multiple occupancy. The closest comparative situation is the "Residential: New builds and conversions: Converting houses to 'Bedsits' or self-contained Flats" category. Under this category, the provision for a site on the outskirts of a city is up to one parking space for each bedroom (with a maximum of three parking spaces). However, that situation is not entirely comparable to the situation of this application. The site is close to several local facilities including colleges and the university, and therefore likely to attract students rather than couples or families. Consequently, it is believed that converting the property into a house in multiple occupancy would unlikely lead to an increase in parking pressures and it is unlikely that the situation will be significantly worse than what could happen should the property remain as a family house.
- 5.7 Only a small percentage of the houses along Trem Elidir have a parking space within the curtilage and on average these only have one space. Most residents park on the nearby street, where it is possible to park on both sides of the road.
- 5.8 The Transportation Unit did not have any objection in terms of parking and highway safety and given the above, it is considered that the proposal is in accordance with policies TRA 2 and TRA 4 of the LDP.

6. Conclusions:

It is considered that the proposed use is acceptable and will not impair the area's character and will not cause unacceptable harm to amenities. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

7. Recommendation:

To approve the application subject to the following conditions:

1. Five years.
2. Development to comply with the submitted plans.

Note - Welsh Water