

Planning application no.	19/00039/FUL	
Site	141 Victoria Road, Wolverhampton, WV11 1RL	
Proposal	Proposed two storey side and rear extension & Change of Use from a C3 (Dwelling House) To C4 (House in Multiple Occupation)	
Ward	Heath Town	
Applicant	Mr V Singh	
Cabinet member with lead responsibility	Councillor Harman Banger Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	City Planning	
Accountable employee	Veronica Russell	Planning Officer
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1.0 Summary recommendation:

1.1 Grant.

2.0 Application site

2.1 The application site is located within the Fallings Park area. The existing dwelling is a three-bedroom semi-detached property in a street which is characterised by properties of varying age, size and style. There is parking within the curtilage for two small cars.

3.0 Application details

3.1 The application seeks planning permission for a proposed two storey side and single storey rear extension and change of use from a C3 (Dwelling House) to C4 (House in Multiple Occupation) for five people. The applicant has amended the application and reduced the size of the extension and the number of occupiers from six to five.

3.2 The proposal would result in a five bedroomed property. The ground floor would provide a kitchen, dining area and lounge and two bedrooms. It is proposed upstairs will have three bedrooms, two of which are en-suite and a large bathroom. All living and bedroom spaces are of good sizes.

4.0 Relevant policy documents

4.1 National Planning Policy Framework (NPPF)

The Development Plan:

Wolverhampton Unitary Development Plan (UDP) AM12, AM15, H6, and D10
Black Country Core Strategy (BCCS), ENV3

5.0 Publicity

5.1 Eight objections were received. Comments below:

- Peak time traffic, impact from schools, New Cross hospital and impact from Prestwood Road West.
- Inadequate parking.
- Difficulty manoeuvring off drives.
- Through road to two neighbouring schools.
- Health and Safety concerns for children crossing the road.
- Fear of negative health and wellbeing of existing residents.
- Fear of noise, litter, drug abuse and nuisance.
- Visual impact.
- Harm to bats.
- Loss of light from extension.
- Community safety (dead space between proposed double storey extension and detached home).
- Cycle bars will be out of character on the street.

6.0 Consultees

6.1 Police - No adverse comments.

6.2 Private Sector Housing - No adverse comments subject to conditions.

6.3 Transportation – No adverse comments subject to conditions.

6.4 Landscape and Ecology – No adverse comments.

7.0 Legal implications

7.1 There are no legal implications arising from this report (LD/26062019/M).

8.0 Appraisal

8.1 HMOs are in a different use class to a single dwelling house as they are different in character. HMOs can provide much needed acceptable accommodation for people in housing need as well as accommodation for professionals. HMOs can also give rise to

the fear of anti-social behaviour and fear of crime however when properly managed and designed these issues can be controlled.

- 8.2 The council introduced an Article 4 Direction in 2017, requiring prospective applicants to submit a planning application where the applicant seeks an HMO for three or more persons and each application is then assessed on its merits. Matters for consideration are:
- i) Potential impact on highway safety.
 - ii) Fear of crime, ensuring that the application will not undermine quality of life or community cohesion (National Planning Policy Framework paragraph 59). The creation of safe and accessible environments.
 - iii) Impact on the character of the area. The character of the existing use and proposed use.
 - iv) Potential for crime, evidence sought from the police and through neighbour consultations.
- 8.3 It is proposed to add a two-storey side and single storey rear extension to the existing dwelling. The two-storey side extension would be set back 1.75m from the front elevation and would not project any further back than the rear face of the existing dwelling. The adjacent neighbour at 139 Victoria Road has no side facing windows.
- 8.4 The single storey rear extension would be 1.85m from the boundary with 139 Victoria Road, projecting 2.45m and be stepped again to be 4.4m from the same boundary and project 4m. The single storey rear extension would be set in 200mm from the boundary with its adjoining neighbour at 143 Victoria Road and project 4 metres, but this neighbour has a rear conservatory, so the proposed extension would project 1.4m beyond the neighbour's conservatory.
- 8.5 The proposed extensions are sympathetic in design and proportionate in scale to the original building. The extension will not be detrimental to the character of the house and will not result in any significant loss of privacy or light to the adjacent properties.
- 8.6 The proposed HMO would not be out of character in this case as it is situated in an area of various property types, semi-detached, bungalows and properties ranging from early Victorian dwellings to 1980s construction and varying house characters of differing heights and aesthetic outlook. The street is busy and active with constant vehicle use.
- 8.7 Although HMOs are materially different from a family home, having individuals occupying rooms will not in itself cause an unreasonable negative impact on neighbour amenity and the occupation of this property as an HMO would not be out of character on this street, particularly in this case the bedrooms are a good size, two have en-suites and there is a relatively generous provision of amenity space.
- 8.8 The Police have no objections regarding the principle of the development as the proposal would not create an unreasonable fear of crime or result in crime and anti-social behaviour to adversely affect the character of the area.

- 8.9 Private Sector Housing have no objections regarding the principle of the development and have stipulated rooms be capped to five.
- 8.10 Transportation have no objections regarding the principle of the development and that it would not result in a significant increase in car parking demand and amount of vehicle trips. The reduced car ownership typical of HMOs would not impact on the peak time traffic. Transportation has raised concerns if this were a five-bedroom family home. The permitted development rights to convert the HMO (Class C4) to a dwelling house (Class C3) could be removed on highway grounds.
- 8.11 As a result of observations made by a neighbour that bats occupy the roof space, a bat survey was undertaken at the site which concluded that the structure contains no bat roosts but makes recommendations for a bat and bird box to enhance the ecological value for the local bat and bird populations.
- 8.12 Three bins will be located to the side of the property and as this is an HMO it is unlikely to cause significantly more waste than a single occupancy of this large family dwelling.

9.0 Conclusion

- 9.1 The proposed extensions to the property are acceptable in scale and design and would not result in any harm to resident's amenity. The change of use of the property to a House in Multiple Occupation (HMO) is considered acceptable. The number of tenants occupying the proposed development would not result in any significant harm to neighbour amenities.
- 9.2 Neighbour objections were taken into consideration and there would be no severe impact on highway safety or increase in crime or anti-social behaviour sufficient to undermine the quality of neighbours' amenity and no harm to protected species and the development is in accordance with the development plan.

10.0 Detail recommendation

- 10.1 Grant application on the following conditions.
- No more than five residents at any given time.
 - Cycle parking.
 - Remove permitted development right to change to Class C3.
 - Install bat and bird box.

