



# Planning Committee

1 December 2015

<b>Planning application no.</b>	15/00991/FUL
<b>Site</b>	89 Allen Road
<b>Proposal</b>	Change of use from a single dwellinghouse to a seven bedroom house in multiple occupation.
<b>Ward</b>	Park
<b>Applicant</b>	K. Henry Properties Ltd
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Service Director</b>	Nick Edwards, Service Director, City Assets
<b>Planning officer</b>	Name Andrew Johnson Tel 01902 551123 Email <a href="mailto:andrewk.johnson@wolverhampton.gov.uk">andrewk.johnson@wolverhampton.gov.uk</a>

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## 1. Summary Recommendation

1.1 Grant subject to conditions.

## 2. Application site

2.1 The application site is a typical early inter-war semi-detached house located in a street of similar properties.

## 3. Application Details

3.1 Change of use from a dwellinghouse to a seven bedroom house in multiple occupation.

## 4. Relevant Policy Documents

4.1 National Planning Policy Framework (NPPF)

4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

## **5. Publicity**

- 6.1 One letter of objection has been received and a petition containing 15 signatures. Reasons for objection include highway safety, fear of anti-social behaviour and impact on amenity.

## **6. Consultees**

- 6.1 Environmental Health – No objections.
- 6.2 Police – No objections.
- 6.3 Transportation – Finely balanced proposal from a transport perspective. This location is classed as being within a 'highly accessible' area for public transport. The development is only likely to potentially generate a small increase in parking demand. However, this could affect on-street parking demand at this location.

## **7. Legal Implications**

- 7.1 There are no legal implications arising from this report (LD/09112015/A).

## **8. Appraisal**

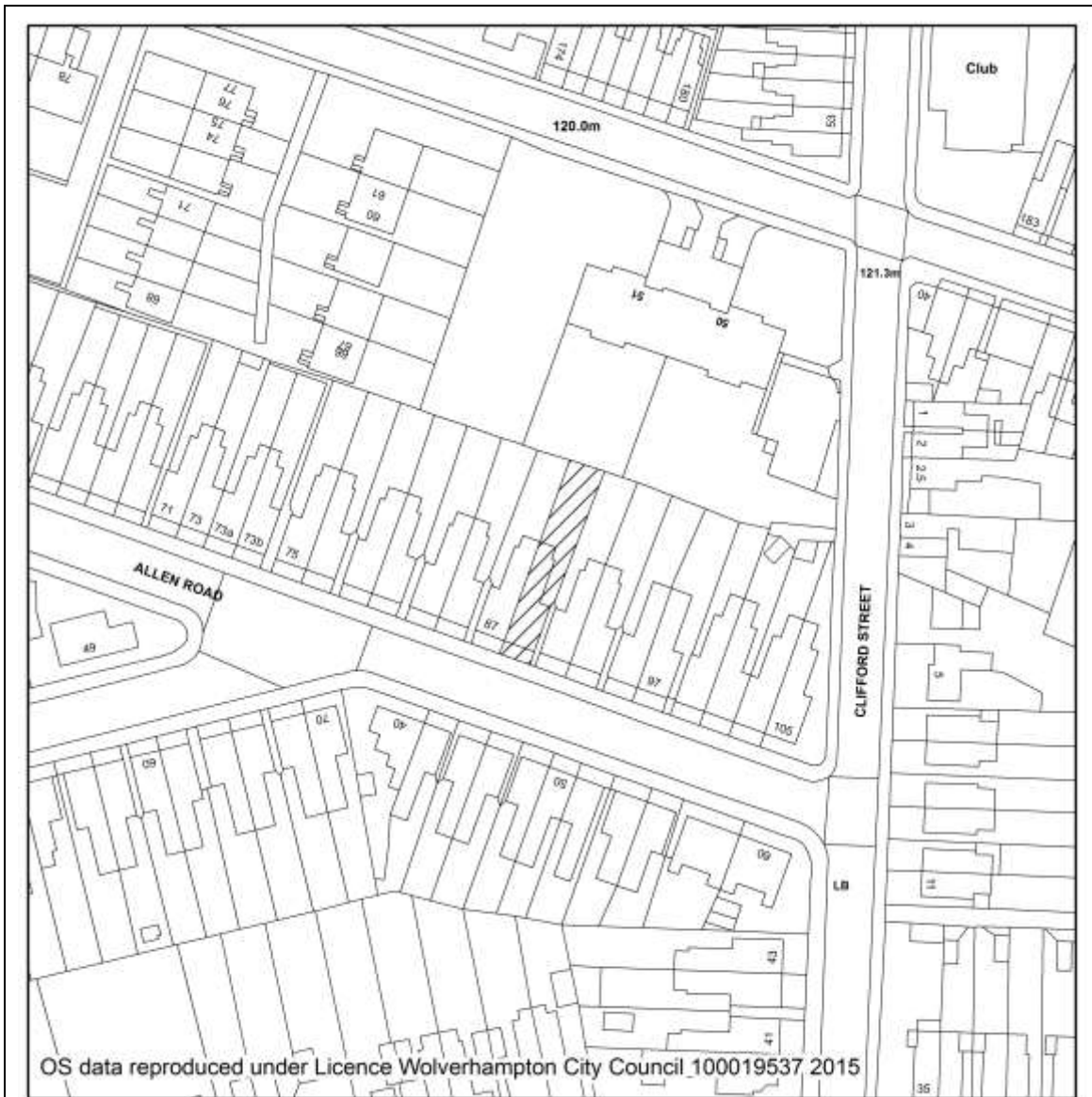
- 8.1 This property is a relatively large family home and is located in an area that is classed as being 'highly accessible'. A typical house in multiple occupation (HMO) creates limited parking demand, often due to the financial circumstances of the occupants. The proposed use would potentially create more parking demand, however, not significantly more than the existing arrangement. Therefore, on balance, the proposals would not create undue harm to highway safety.
- 8.2 The use of the property as a HMO would be materially similar to a typical dwellinghouse in terms of function and appearance. There would be no detrimental impact on amenity.

## **9. Conclusion**

- 9.1 The development would be acceptable and in accordance with the development plan.

## **10. Detailed Recommendation**

- 10.1 That planning application 15/00991/FUL be granted.



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