	<h1>Planning Committee</h1> <h2>2 February 2016</h2>
<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, City Assets
<b>Planning officer</b>	Name Andrew Johnson Tel 01902 551123 Email andrewk.johnson@wolverhampton.gov.uk

## 1. Background

- 1.1 This application was deferred from the previous meeting in order for the committee members to carry out a site visit.

## 2. Summary Recommendation

- 2.1 Grant subject to conditions.

## 3. Application site

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

## 4. Application Details

- 4.1 Change of use from a dwellinghouse to a seven bedroom house in multiple occupation (HMO).

## 5. Relevant Policy Documents

- 5.1 National Planning Policy Framework (NPPF)

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

## **6. 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.

## **7. Consultees**

- 7.1 Environmental Health – No objections.
- 7.2 Police – No objections.
- 7.3 Transportation – This is a finely balanced proposal from a transportation perspective. The location is classed as being within a ‘highly accessible’ area for public transport, and whilst the development is only likely to generate a small increase in parking demand this could increase on-street parking demand at a location that appears heavily subscribed. However this would not have a significant detrimental impact on road safety.

## **8. Legal Implications**

- 8.1 There are no legal implications arising from this report (LD/07012016/A).

## **9. Appraisal**

- 9.1 Planning history for this street indicates that one HMO has been granted planning permission. Three properties have also been granted planning permission to be sub-divided into flats.
- 9.2 Planning permission is not required to convert a house into a HMO for up to six persons. The speaker at the previous planning committee stated that a number of properties in the vicinity have been converted into HMO’s. As a conversion (up to six persons) would not require planning permission a definitive figure cannot be established.
- 9.3 This property is a relatively large family home and is located in an area that is classed as being ‘highly accessible’. Often a HMO creates limited parking demand due to the financial circumstances of the occupants. In this case the proposed use might create more parking demand, however, not significantly more than the existing arrangement because this is a relatively large family house. Therefore, on balance, the proposals would not create undue harm to highway safety.
- 9.4 The use of the property as a HMO would be visually similar to a typical dwellinghouse. It is acknowledged that a HMO may function differently to a family house and understandable concerns have been raised about possible anti-social behaviour. As there is insufficient evidence of a particular proliferation of anti-social behaviour in this

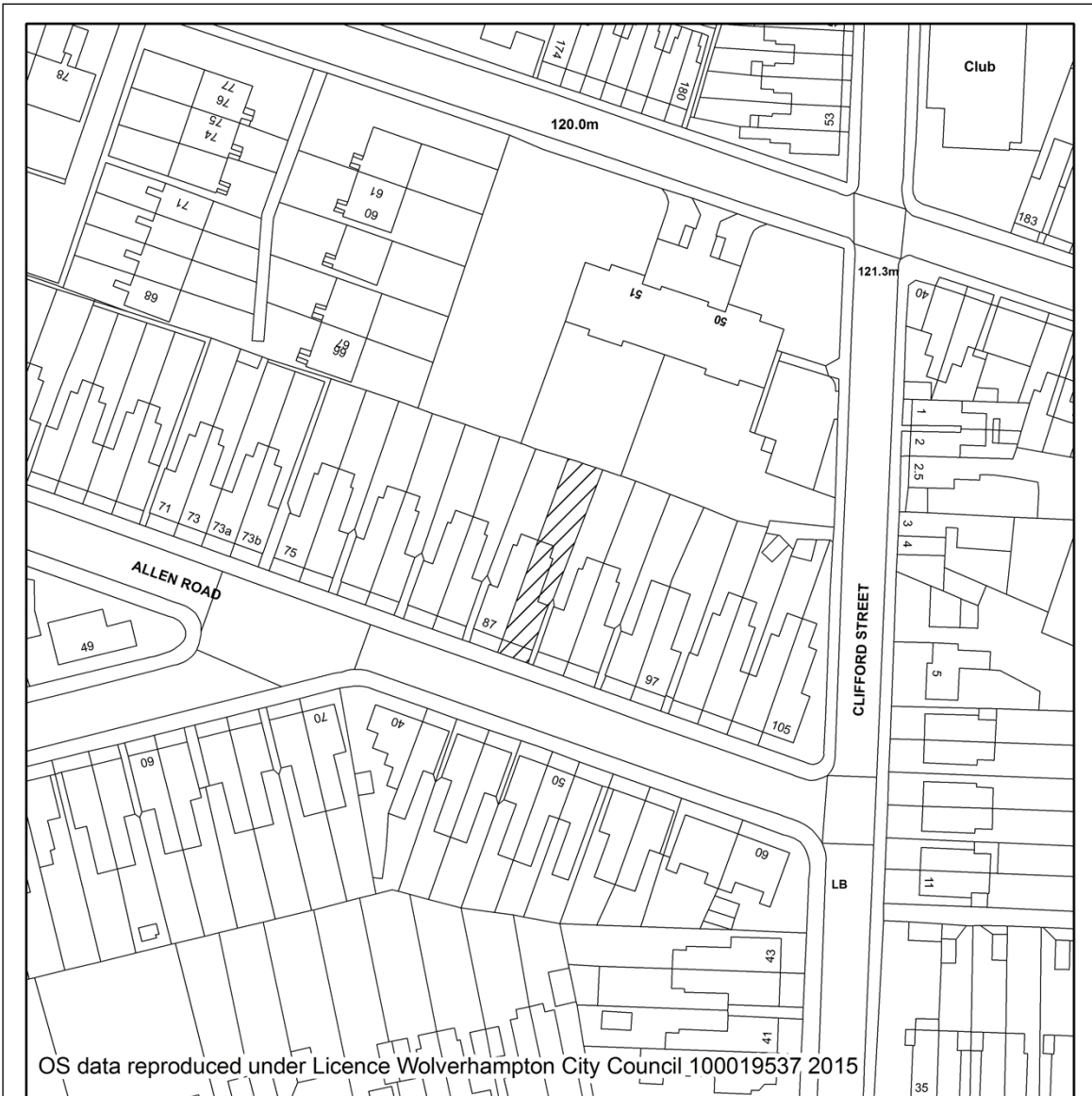
street associated with existing HMO's a planning reason based on fear of crime could not be sustained in this case.

**10. Conclusion**

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

**11. Detailed Recommendation**

11.1 That planning application 15/00991/FUL be granted.



**DO NOT SCALE**

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wolverhampton CC Licence No 100019537. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.