

Planning application no.	17/01234/FUL	
Site	17 Fawdry Street, Wolverhampton, WV1 4PA	
Proposal	Conversion of property into a five-bedroom House in Multiple Occupation.	
Ward	St Peters	
Applicant	Ms Belise Niri	
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Jennifer Nicholds Tel Email	Planning Officer 01902 555699 Jennifer.Nicholds@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The site is a three-bedroomed semi-detached house in a street of similar houses. The dwelling is currently vacant. There is no parking within the curtilage.

3.0 Application details

3.1 It is proposed to convert the existing house into a five-bedroomed House in Multiple Occupation (HMO), with three bedrooms on the first floor, two on the ground floor and a shared kitchen and living room.

4.0 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)

5.0 Publicity

- 5.1 Two letters of objection were received. The reasons for objection include:
- Impact on amenity, including waste;
 - Highway safety, including increase in road traffic and road parking;
 - Fear of crime.

6.0 Consultees

- 6.1 Environmental Health: no adverse comments.
- 6.2 Police: no adverse comments.
- 6.3 Transportation: no objections subject to conditions.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report.
[RB/08012018/V]

8.0 Appraisal

- 8.1 HMOs are a different use class to a single dwelling house because they can be different in character. In some cases, they can provide much needed acceptable accommodation for people in housing need. However, if they are not properly designed and managed they can give rise to anti-social behaviour and cause a fear of crime. To address this issue the Council, as the local planning authority, has introduced an Article 4 Direction that means all proposals for HMOs of three or more people require planning permission. This allows the local planning authority to consider each application on its own merits, considering:
- i) The impact on the character of the area, taking account of the character of the existing use compared to the character of the proposed use.
 - ii) The potential for anti-social behaviour and fear of crime, taking into account evidence from neighbours and the Police.
 - iii) The creation of safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (National Planning Policy Framework paragraph 69).
 - iv) The potential impact on highway safety.
- 8.2 The occupation of this property as a HMO would not be out of character as it is situated in an area with a mix of property types and tenure. The coming and going of five people to the property compared with that of a family, although materially different, will not cause an unreasonable negative impact on neighbour amenity.

- 8.3 The location is served by a good bus service, is in close proximity to local amenities and is in walking distance to Wolverhampton City Centre. The proposed use is likely to generate a similar car parking demand as the existing dwelling. Therefore, this will not cause any significant highway safety issues.
- 8.4 The Police have no objections regarding the principle of the development as the development would not create an unreasonable fear of crime in this case.
- 8.5 Bins are to remain at the front of the property as with the existing dwelling. The occupation of five people at the property as a HMO is unlikely to cause significantly more waste than a single occupancy family. There were no objections for the bins to remain at the front of the property.

9.0 Conclusion

- 9.1 The proposed development is acceptable and in accordance with the Development Plan.

10.0 Detail recommendation

- 10.1 That planning application 17/01413/FUL be granted planning permission subject to any appropriate conditions including those below:
- Cycle Parking
 - Limit to the number of occupiers
 - Remove PD rights.

