

Planning application no.	17/01282/FUL	
Site	530 Wolverhampton Road East, Wolverhampton, WV4 6AP	
Proposal	Conversion of property into a six-bedroom House in Multiple Occupation.	
Ward	Blakenhall	
Applicant	Mr Felix Adane	
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	Martyn Gregory	Section Leader
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1.0 Summary recommendation

1.1 Grant subject to conditions.

2.0 Application site

2.1 The application site consists of a large traditional (four bed) semi-detached dwelling with rear garden, which is situated on a busy main road frontage (Wolverhampton Road East).

2.2 The property sits within a short row of similar semi-detached dwellings. The area consists of semi-detached dwellings, an old peoples home, a car repair garage and flats at the corner junction of Parkfields Road and Wolverhampton Road East. The site lies near to a wide variety of local amenities and a frequent bus service.

2.3 There is no off-street parking available for this property, residents park on the road at the front.

3.0 Application details

3.1 The proposal seeks to convert the existing four-bedroom dwelling into a six-bedroom House in Multiple Occupation (HMO). This would consist of a reception room, kitchen and bathroom with two bedrooms at ground floor, three bedrooms and a bathroom at first floor and one bedroom at the second floor.

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)
- 4.3 Supplementary Planning Guidance No.3 (Residential Development)

5.0 Publicity

- 5.1 15 neighbours and a councillor have written to object, their concerns include the following:
 - Vermin
 - Noise
 - Drainage
 - Insufficient parking
 - Highway Safety.
- 5.2 The applicant has submitted a letter in response to the objections as follows:
 - The property is for a small HMO (three to six people only).
 - As a household, the property could cater for a large family of up to ten people.
 - The property will be managed by a lettings agent who specialises in HMO property management where all tenants will have to adhere to the management company rules.
 - Although there is no off-street parking, there is sufficient space at the rear for a cycle store and that the property is very close to local bus services.
 - People living in a HMO tend not to be in possession of a car.

6.0 Consultees

- 6.1 Environmental Health: no adverse comments.
- 6.2 Police: no adverse comments.
- 6.3 Transportation: no adverse comments.
- 6.4 Housing have confirmed that all room sizes comply with Wolverhampton space standards.

7.0 Legal implications

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

8.0 Appraisal

- 8.1 HMOs are in a different use class to single dwelling houses because generally they can be different in their character. In some cases they can provide much needed acceptable accommodation for people in housing need. On the other hand, if they are not properly designed and managed they can give rise to anti-social behaviour and create a fear of crime. To address this issue the Council, as local planning authority, has introduced an Article 4 Direction that means all proposals for HMOs of more than three people require planning permission. This allows the local planning authority to consider each application on its own merits, taking into account:
- 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, 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 In this case, the occupation of this property by six people would not be out of character in this area because the existing dwelling has a total of four bedrooms, a family room and a kitchen. Without changing the use of the property, as a household, it can accommodate a family of six or more without restrictions.
- 8.3 The location is served by a good bus service, is in close proximity to local amenities and is in walking distance to the local centre of Blakenhall. There is no scope to improve in-curtilage parking. However, the proposed use is likely to generate a similar car parking demand as the existing dwelling. In addition, the property has a large rear garden and to encourage other means of transport, a cycle store in this space would be required as a condition.
- 8.4 The Police have confirmed that they have no objections to the proposed use of the property.
- 8.5 In regard to the storage of waste, the property has the benefit of a large rear garden and a condition for the provision of a covered bin store in this area would be required.
- 8.6 For the reasons outlined above, the change of use of the application site into a small HMO is considered acceptable. However, a condition would be required to control the number of people living on the premises of up to six people at all times.

9.0 Conclusions

- 9.1 The site is in an area with an excellent bus service and near local amenities. The applicant will be required by conditions to provide suitable cycle parking and a bin store area to avoid any adverse effect on neighbours' amenities.
- 9.2 The number of residents would be conditioned in accordance with the property layout and to protect residential amenity.
- 9.3 On balance therefore, the proposed use is acceptable and in accordance with the Development Plan.

10.0 Detail recommendation

- 10.1 That planning application 17/01282/FUL is granted subject to the following conditions:
- Provision of covered bin store area
 - Provision of cycle store
 - Restriction to no more than six residents
 - Remove permitted development rights for any extensions.

