

Planning application no.	18/00043/FUL	
Site	14 Farmbrook Avenue, Wolverhampton	
Proposal	Change of use to large HMO (6 persons)	
Ward	Bushbury North;	
Applicant	Mr B Singh	
Cabinet member with lead responsibility	Cabinet Member for City Economy	
Accountable Director	Julian Wain, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Nussarat Malik	Planning Officer
	Tel	01902 550141
	Email	nussarat.malik@wolverhampton.gov.uk

1.0 Summary recommendation:

1.1 Refuse.

1.2 The proposal is contrary to policies and will adversely impact the character of the area and cause detriment to neighbours' amenities. The proposal would fail to promote a safe and cohesive environment and may exacerbate crime and / or the fear of crime. There is insufficient information to assess how the proposal will meet the needs for car parking at the site.

2.0 Application site

2.1 The application site comprises of a four-bedroom semi-detached property on a residential street. The property has been extended previously (A/C/0454/83 Kitchen and dining room extension, and 04/1823/FP/R First floor side extension above existing garage). The property is currently used as a residential house and has some on street parking.

2.2 The immediate street scene consists of a mixture of semi-detached and detached houses of a similar design and character.

3.0 Application details

3.1 The proposal seeks to change the use of the dwelling house to a 6 person House in Multiple Occupation (HMO).

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)
House in Multiple Occupation (HMO) Planning Guidance February 2018

5.0 Publicity

5.1 90 individual objections received and a petition opposing the planning application were received.

The reasons of objection include:

- (i) Intensification of use
- (ii) Insufficient parking
- (iii) Out of character of area
- (iv) Increase in traffic
- (v) Not in keeping

6.0 Consultees

6.1 Environmental Health: amendments to kitchen size required and details of bin stores required, fire doors, alarms required

6.2 Transportation: Cannot support the application – insufficient information.

6.3 Police: Objecting increase of neighbour disputes

7.0 Legal implications

7.1 There are no legal implications arising from this report (LD/10052018/H)

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 cause 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 three or more 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 The occupation of this property by 6 individual people would be out of character in this area. The street is occupied by families and it would not contribute to the creation of a safe and accessible environment and as such the resultant fear of crime could undermine the quality of life and community cohesion (NPPF paragraph 69).
- 8.3 The intensification of use of the house for up to 6 people, each possibly acting as a separate household, with their own friends, families, lifestyles and patterns and times of movements, would be significantly greater than that of one family home. The proposal would house 6 individual occupants, this would detract from the present level and quality of residential amenity in the area, significantly increasing the potential for noise and disturbance, particularly in terms of increased comings and goings at the address in comparison to a family dwelling.
- 8.4 Police have objected to this proposal on the grounds of the development increasing the possibility of neighbour disputes. In this instance a traditional family home converted into a dwelling for 6 unconnected individuals is a concentration of people that neighbours are not accustomed to. In addition to this, HMO's are not conducive to long term living, therefore a high turnover of residents is expected. It would be unreasonable for anyone to assume local residents, used to living within a family-centred community, would not be guarded against such development.
- 8.5 Therefore it can be noted that the proposal will have a detrimental impact on the character of the immediate area. The introduction of a concentration of individual residents will be contrary to the development plan and planning policy.
- 8.6 Black Country Core Strategy Policy CSP4 (Place Making) requires a positive contribution to place-making and environmental improvement taking into account and creating safe and secure places by organising the urban environment that encourage people to act in a civil and responsible manner. The proposal is contrary to this policy.
- 8.7 Transportation require further information for the application to be fully assessed. The property will need to provide parking space for at least 3 cars within its boundary. The development will be required to meet its own transportation needs with no detriment to

pedestrian safety and the safe and free flow of traffic. A covered and secure cycle parking will need to be provided.

- 8.8 Farmbrook Avenue is residential road that has previously attracted high levels of complaints from residents due to the level of on-street parking associated with surrounding businesses. As a result of these complaints “No Waiting At Any Time” parking restrictions were recently introduced on a section of Farmbrook Avenue and these parking restrictions stop at the western boundary of this application site.

9.0 Conclusion

- 9.1 The proposal is contrary to policies and will adversely impact the character of the area and cause detriment to neighbours’ amenities. The proposal would fail to promote a safe and cohesive environment and may exacerbate crime and / or the fear of crime. There is insufficient information to assess how the proposal will meet the needs for car parking at the site.

10.0 Detail recommendation

- 10.1 That planning application 17/00885/FUL be refused planning permission based on:
- Contrary to the promotion of a safe and cohesive community exacerbating crime and / or the fear of crime. Insufficient information to fully assess the proposal. Contrary to UDP policies D6, D10, H6, AM12, AM15 and BCCS policies CSP4, ENV3,

This report is PUBLIC
[NOT PROTECTIVELY MARKED]

