

Report to: PLANNING COMMITTEE **Date of Meeting:** 6th February 2019

Subject: **DC/2018/00801**
41-43 King Street, Southport PR8 1LG

Proposal: Proposed change of use of 41 and 43 King Street from a guesthouse (C1) to a 10 bed House in Multiple Occupation (Sui Generis) including the erection of a dormer to the front elevation. Resubmission of DC/2018/00231, withdrawn on 27.04.2018

Applicant: Mr David Birkbeck **Agent:** Mr Joshua Hellawell
PWA Planning

Ward: Dukes Ward

Summary

The main issues to consider are the principle of development, the impact on the living conditions of future occupiers and neighbouring properties, the impact on highways safety and the impact on the street scene.

It is considered that the proposal is acceptable in principle and will not cause any harm to the living conditions of future occupiers of the property or to neighbouring properties. The proposal will not affect highway safety and will not cause any harm to the appearance of the street scene.

The proposal therefore complies with local policies and is recommended for approval subject to conditions.

Recommendation: Approve with Conditions

Case Officer Mr Stephen O'Reilly

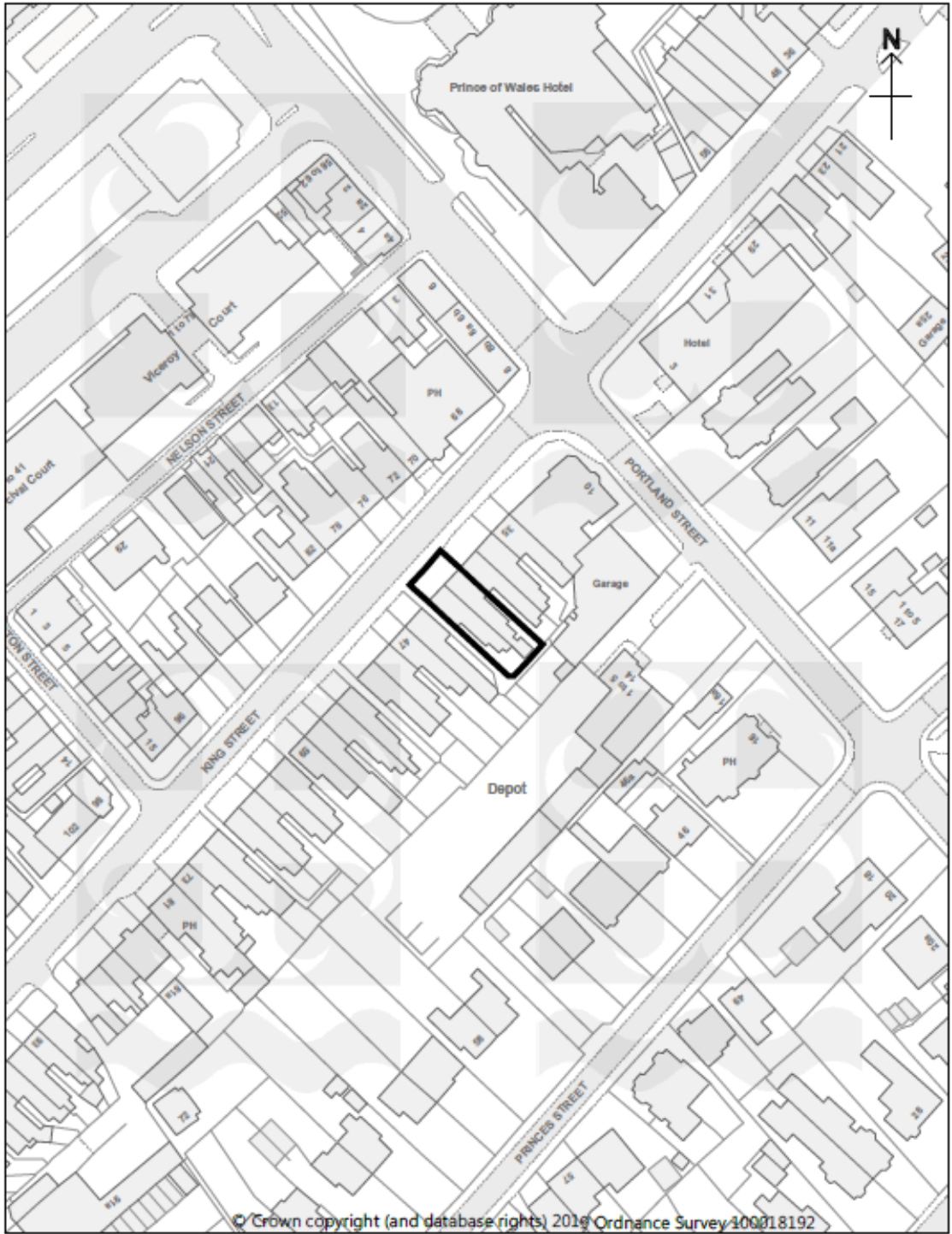
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845 (option 4)

Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P7SSFPNWMPJ00>

Site Location Plan



The Site

The application relates to numbers 41 and 43 King Street, Southport. These properties are part of a terrace of properties and number 43 is at the end of the terrace. The properties are three storeys in height.

History

S/12788 - Change of use from guest house to rest home. Approved 12/12/79.

DC/2018/00231 - Change of use of 41 and 43 King Street from a guesthouse (C1) to a 14 bed House in Multiple Occupation (Sui Generis). Withdrawn 26/04/18.

Consultations

Housing Standards Team

Proposal will fall within the scope of Mandatory HMO Licensing regime under Part 2 of the Housing Act 2004.

Based on the room sizes and levels of amenity, occupancy will be restricted to 11 persons in each premises.

Following the receipt of amended plans, reduction of the occupancy to 10 persons in each premises. Concerns also that the storage rooms could be used in the future as an additional residential unit.

Building Control

No objection

Flooding And Drainage Manager

No comments to make on the application

Highways Manager

No objection to the proposal subject to conditions relating to vehicle and cycle parking

Neighbour Representations

8 letters of objection and a petition containing 27 signatures have been received from neighbouring properties. The issues raised include:

- Town has a shortage of accommodation providers and so to allow the conversion of the property to HMO will only exacerbate this problem
- King Street is a core part of the town centre and such a development would be out of character for the street
- HMO should not be located within the town centre

- King Street needs more investment in order to attract new business, a HMO will do little to encourage such investment
- Evidence suggests that the presence of HMO serves to deter investment, HMO in other area causing concern from neighbouring business's due to anti-social behaviour
- Property previously used as an unlicensed HMO, cause issues through police attending due to ant-social behaviour
- Demographic of the neighbourhood is not suited to so many occupants and the possible number of vehicles vying for spaces
- Potential for large numbers of people entering and leaving the property at any or all times of the day or night
- Car parking is a major problem, does not offer sufficient parking for the proposal
- Car parking area used by 37 King Street
- Flats would have less impact on the residents of King Street
- Limited size of rooms to be provided
- Very little recreational space

Policy Context

The application site lies within an area designated as Primarily Residential in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

The application has been amended from the original submission. The original proposal was for the use of the premises as a 14 bed House in Multiple Occupation (HMO). A revised layout has been submitted for a 10 bed HMO.

The main issues to consider are the principle of development, the impact on the living conditions of future occupiers and neighbouring properties, the impact on highways safety and the impact on the street scene.

Principle

The application site lies within an area identified as Primarily Residential in the Local Plan. The proposal therefore complies with policy HC3, "Primarily Residential Areas", of the Local Plan. The proposed development is therefore acceptable in principle.

Living Conditions

Policy HC4, "House Extensions, Houses in Multiple Occupation and Flats", seeks to ensure that development will not cause significant harm to the character of the area or the living conditions of either the occupiers of the property or to neighbouring properties.

The proposal meets Council's standards in terms of room sizes and having a reasonable outlook.

The premises would have a shared kitchen and lounge to the ground floor, with storage rooms available on the ground and first floor. The rooms at first and second floor level would each have a kitchenette. A condition can be attached to ensure that the storage rooms at ground and first floor are not used as residential accommodation and are to be retained as storage areas only.

Due to the number of bedsits proposed, 90m² of private amenity space is recommended - 91m² is available. This would not include the area between the side elevations of the property and the boundary wall to the neighbouring properties which would be used for bin storage. This would not cause any reduction in outlook from any of the habitable room windows.

No additional windows will be installed to the premises and therefore the proposal will not result in any additional loss of privacy to neighbouring properties.

Number 41 King Street shares a party wall with 39 King Street. In order to prevent any harm to number 39 through noise and disturbance, it is proposed to attach a condition to any permission requiring a scheme of sound insulation to be installed on the party wall.

Highway Safety

Car parking is provided to the front of the property. This will be capable of accommodating 4 vehicles.

The application site is located within the Town Centre and therefore is within an area that is accessible via public transport with bus routes and Southport Train station within walking distance of the site, serving the local and wider area. The number of spaces is therefore considered to meet the needs of this proposal.

Concerns have been raised with regards to the spaces being occupied by vehicles belonging to neighbouring properties. This is not something that the Planning Department can police and would be a matter for the management company of the premises.

The submitted plan indicates that cycle parking will be provided to the rear of the premises but no details have been provided to specify the amount. This should be one space per unit and therefore a condition would be attached to any permission to require this.

Street Scene

The proposal includes the installation of two dormers to the front of the property. These dormers will be similar in size and appearance to other dormers within the area and therefore will not cause any harm to the character and appearance of the area.

Conclusion

The proposal is acceptable in principle and will not cause any harm to the living conditions of future occupiers of the property or to neighbouring properties. The proposal will not reduce highway safety and will not affect the appearance of the street scene.

The proposal therefore complies with local policies and is recommended for approval subject to conditions.

Recommendation - Approve with Conditions

Approve with Conditions

Conditions

This application has been recommended for approval subject to the following conditions and associated reasons:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

- 2) a) A scheme of sound insulation to protect the existing residential dwellings at 39 King Street from the proposed HMO shall be submitted to and approved in writing by the Local Planning Authority prior to the proposed change of use taking place.

b) The soundproofing shall be carried out in accordance with the scheme approved under (a) before the HMO is brought into use.

Reason: To prevent unreasonable noise and disturbance to neighbouring occupants in the interests of residential amenity.

- 3) No part of the development shall be brought into use until areas for vehicle parking, turning and manoeuvring have been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and these areas shall be retained thereafter for that specific use.

Reason: In the interests of highway safety.

- 4) No part of the development shall be brought into use until space and facilities for cycle parking for 10 cycles have been provided and these facilities shall be retained thereafter for that specific use.

Reason: In the interests of highway safety.

- 5) The storage rooms as shown on the ground and first floor shall be used as storage rooms in conjunction with the hereby approved development and not as additional residential units.

Reason: In order to protect the living conditions of occupiers of the property.

- 6) The development hereby granted shall be carried out strictly in accordance with the following details and plans :- Location Plan, Proposed Floor Plans, 1239-PL11C, 1239-PL-14, 1239-PL15B, Sections.

Reason: To ensure a satisfactory development.

Informative

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Development and Support team on 0151 934 4569 or E-Mail snn@sefton.gov.uk to apply for a street name/property number.