PROPOSED CHANGE OF USE FROM DWELLING
TO CREATE H.M.O (House of Multiple Occupancy)
24 WEST END HOLBEACH LINCS PE12 7LW

DESIGN & ACCESS STATEMENT

(incorporating Conservation Area Heritage Statement)

mlp Moulton Land and Planning

September 2017

PROPOSAL

Planning consent is sought from South Holland District Council for a Change of Use of an empty dwelling in the centre of Holbeach to create residential accommodation in the form of a House in Multiple Occupation (HMO). As the intended use is 'Sui Generis' it is necessary to obtain planning consent.

RELEVANT PLANNING HISTORY

The property was last used as a dwelling but there is a precedent for the now proposed use – Planning Consent was granted under H09-0509-03 for Change of Use from Dwelling to HMO in July 2003. This was a retrospective application and it would appear from discussions with the Local Authority that the required works were not completed by the property owners at that time.

THE SITE

No. 24 West End is a three storey end of terraced building part of which extends over an adjacent shop. That business ' The Picnic Hamper' is independent and unaffected by the proposal.

The application site is located in the centre of the market town of Holbeach , the second largest settlement in the District, and provides an excellent opportunity to provide accommodation that is situated within walking distance of all amenities including public transport. The major expansion of employment opportunity on the western periphery of Holbeach will provide additional opportunity for locally based residents.

The application site is located within the designated Conservation Area and is positioned adjacent to a Listed Building(No. 22 West End). A Conservation & Heritage Statement is therefore included within this report.

THE BUILDING & PROPOSED WORKS

No. 24 West End is a substantial dwelling extending over three floors. It has the benefit of an enclosed rear garden which includes a brick built outbuilding. It is proposed to utilise this outbuilding to provide secure and watertight storage for residents property including cycles and any garden furniture etc.
The rear garden is of ample size, particularly given the town centre location and will also accommodate refuse bins as well as private outdoor amenity space for residents of the building.

Having been lastly in use as a dwelling the conversion works involve very little structural alteration in order to provide satisfactory levels of accommodation, amenity and safety. The building has been neglected over recent years and requires refurbishment to the external elevations – whilst this is not critical to the intended use it will improve the street scene. The external works are restricted to repair and reinstatement of existing features and so do not require any formal consent.

The internal layout remains very much as existing with the addition of shower rooms, communal kitchen facilities and dining room. The layout has been discussed on site with a Private Sector Housing Officer to ensure that the proposed scheme is compliant with all relevant legislation and guidelines, including fire safety, space standards etc. The final layout is compliant for accommodating up to 17 persons but this is not likely to be achieved except for short periods of time where local seasonal labour requirements place a high demand on housing provision.

As well as ensuring compliance with all regulatory legislation such as Dash Standards, Building Regulations, Fire Regulations, the safety of residents using the building is to be enhanced by external energy efficient lighting to the access areas including the side passageway and rear entrance area. The rear garden area is already a secure gated area with perimeter boundary walling.

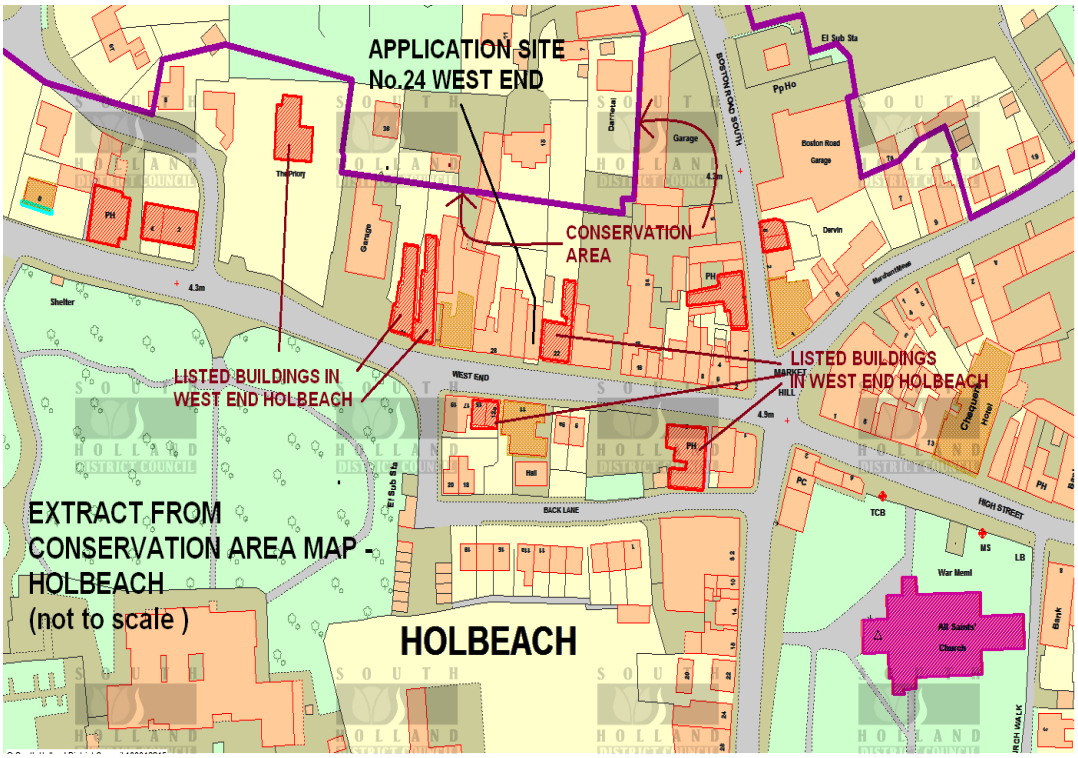
PARKING PROVISION & CYCLE STORAGE

Given the town centre location of the site it is not considered that the proposal will have an adverse effect on parking provision in the area. All facilities are within walking and cycling distance of the property and there is available on street parking in and around this part of Holbeach.
As mentioned previously and as identified on the submitted plans there is ample on site secure storage for cycles and motor cycles for residents, and visitors.

INFRASTRUCTURE
The proposed building is fully serviceable with all main utilities being present to serve the needs of the development There are no significant alterations required to the building in order to meet the relevant requirements for such a proposal.

CONSERVATION / HERITAGE STATEMENT

The application site is positioned within the designated Conservation Area for Holbeach but has no other specific restrictions such as Listing or Article 4 Direction. However as no external alterations are proposed to the property it is not considered that the application has any adverse effect on the Conservation Area or the Grade II Listed Buildings in the vicinity.



No. 28 – SHOP No. 24 ADJ AND ABOVE SHOP No. 22 BANK HOUSE

EXISTING STREET SCENE – WEST END HOLBEACH

The adjacent Grade II listed building No.22 West End – MidC18 'Bank House', is in residential use as flats

PLANNING POLICY

This application proposes an alternative use for an empty building in the centre of Holbeach and the specific Intended use as a House of Multiple Occupation will provide a much needed form of affordable housing within the District. This type of housing forms an important element of South Holland District's housing stock and can provide a useful low-cost form of accommodation for single persons, couples on low incomes.

The emerging SE LIncs Local Plan recognises the importance of such housing but also rightly identifies specific criteria that should be met when proposing Houses in Multiple Occupation and the Sub-Division of Dwellings – **Policy 18.**

> Policy 18: Houses in Multiple Occupation and the Sub-Division of Dwellings
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> Proposals for the creation of large Houses in Multiple Occupation and the sub-division of dwellings will be permitted provided that, in each case:
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> 1. it would not result in the loss of family-sized dwellings in high density residential areas and streets of predominantly terraced and/or semi-detached properties;
> 2. it would not significantly harm the amenities of the occupiers of adjoining or neighbouring properties, by way of noise, overlooking, general disturbance or impact on visual amenity;
> 3. it would not have a significant adverse impact on the character and appearance of the area, including the historic and natural environment;
> 4. adequate provision is made for the storage and disposal of refuse and recycling;
> 5. it would not have a significant adverse impact on the surrounding area by way of increased on-street parking, impaired highway safety or by impeding proper access to the area;
> 6. the site has good access – by walking and cycling – to community facilities, services, public transport and local employment;
> 7. an adequate standard of residential accommodation and residential amenity is provided for future occupiers; and
> 8. adequate provision is made for the communal gardens and amenity areas.
>
> Where all of the above criteria are satisfied, the Nationally Described Space Standards[10] (or any successor) will be applied to ensure that the occupiers have adequate floor space.
>
> Where appropriate for licensing purposes, proposals for the creation of a HMO should be in accordance with DASH space standards (or any successor).

The subject property is a large neglected residential property in the heart of Holbeach and it presents an opportunity to renovate and prolong the service life of an old building within the Conservation Area.
It is located in an area where there is a mixture of retail, office and residential accommodation and so it is a most compatible use for the building, particularly as the property benefits from private rear garden amenity space.

It has already been established that there is no adverse impact on the character or appearance of the area and that includes the historic Conservation setting of the area and buildings.

There is no adverse impact on vehicular activity or highway safety with ample on street parking available in Holbeach for those residents who do require motor vehicles – otherwise the town centre location is ideal for walking, cycling or public transport.

The internal layout of this residential building has been carefully assessed in conjunction with the relevant personnel at the Local Authority to ensure that the accommodation and amenity is satisfactory and compliant with all relevant standards.

CONCLUSION

It is considered that this application is entirely appropriate.
It will bring back into use a neglected substantial building in the heart of Holbeach town centre, which is particularly important to the future of the District's second largest settlement.
The proposed use will provide a much needed form of affordable housing in a regulated and licenced manner incorporating the most recent regulatory items such as fire safety, energy efficiency and space standards.