

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1050-18 **Applicant:** Giuseppe Tomeo

Proposal: Change of use from domestic dwelling to House of Multiple Occupation (retrospective)

Location: Whitegate Fulney Lane North Spalding

Terminal Date: 26th December 2018

Planning Policies

Local Plan July 2016:

SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity
HS18 Change of Use of Property to Housing in Multiple Occupation (HMO) use

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is a retrospective planning application for change of use from domestic dwelling to House of Multiple Occupation at Whitegate, Fulney Lane North, Spalding.

The immediate surroundings are residential although industrial/business use is predominant in the wider context. A mix of bungalows, detached and semi-detached dwellings is to the north up to the roundabout. To the south there is a mobile home site. Two large food manufacturing factories are nearby. Pork Farms is opposite the road heavily concealed from the street and Dalehead Foods further down the road. The street runs in parallel with Coronation Channel which is to the west.

Material considerations

Principle of development

The site location is within the defined settlement limits under South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). No flood risk is predicted according to emerging Local Plan's flood maps.

Design and layout

The floor layout plans show one ensuite bedroom on the ground floor and three further ensuite bedrooms on the first floor level. A 16 sq. metre dining room, a large kitchen and a toilet room would be downstairs. The internal design is deemed to be appropriate for the number of occupiers living in. No external alterations are included in the proposal.

Initially, there were some concerns about the lack of car parking provision in the proposal. Double yellow lines are on the edge of the roadway. A row of parking spaces are down the road which was busy at the time of the site visit made in afternoon. However, the site has spacious layout and there is a wide driveway passing to the southern elevation which provides several off-street parking spaces for the proposed amount of people. Moreover, the nature of the residents is such that it is unlikely each has their own motor vehicle. The use of existing driveway and further space to the side of the building as off-street parking is therefore considered to be sufficient.

Impact upon residential amenity

The proposal consists of seeking permission for changing the dwelling to shared accommodation for up to 8 individuals.

Fulney Lane North is a reasonably short road with some residential development co-existing with two industrial-use buildings. The separation distances of the building with its boundary lines are fairly long so that adjoining properties are not immediately close to the HMO. The number of private road vehicles would not necessarily be as many as the number of occupiers. The comings and goings of residents and vehicles would be to such an extent that no merit to warrant refusal on these terms.

Representations

Resident

One neighbour has objected to the proposal raising the following issues:

- The retrospective planning application is late.
- Noise and disturbance when socialising in the garden at unsocial hours.
- Clarification on the drainage strategy.
- Residential use in one of the outbuildings in the garden - this was addressed and solved under enforcement case ENF-287-18-E16.

SHDC Environmental Protection

No objection

SH Internal Drainage Board

No drainage strategy submitted

Lincolnshire County Council

No objection - this overcomes any concern from the SHIDB.

SHDC Private Sector Housing

No comment

CONCLUSION AND RECOMMENDATION

The floor layout show an internal distribution which is deemed to be acceptable in terms of residential amenity given the number of residents. On account of limited on-street parking, a condition is proposed to ensure that some car parking spaces are retained and only used by the occupiers of the property. The impact of eight people living in the building as HMO would not be significant to such an extent to warrant refusal. SHDC Compliance Officer proceed to contact the applicant and concluded that nobody is living in the garden outbuilding as pointed in the resident objection. The drainage concerns are considered to be appropriately addressed in view of the absence of any objection from the Lead Local Flood Authority.

In light of considerations above, the proposals are in accordance with Policy SG14, SG17 and HS18 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is therefore recommended to approve this planning application via delegated decision.