

Report of the Chief Executive

APPLICATION NUMBER:	21/00052/FUL
LOCATION:	150 Queens Road, Beeston, Nottinghamshire, NG9 2FF
PROPOSAL:	Change of use of the existing residential property (Class C3) to a seven bedroomed House in Multiple Occupation

Councillor L A Lally has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 This application seeks permission to change the use of this residential property (Class C3) into a seven bedroomed house in multiple occupancy (HMO). No external changes are proposed.
- 1.2 An application was approved in March 2019 (18/00870/FUL) to construct two storey side and single storey rear extensions. The internal layout consisted of five bedrooms. These extensions have partially been built.
- 1.3 The main issue relates to whether the principle of the change of use from a residential property (Class C3) to a seven bedroomed HMO would be acceptable.
- 1.4 The benefits of the proposal are that it would provide additional space in an existing house which will contribute to the mix of housing in the area. Although there will be some impact on neighbour amenity, it is considered this will not be detrimental and is outweighed by the benefits of the scheme. On balance, the scheme is acceptable and should be approved.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX**1 Details of the Application**

- 1.1 This application seeks permission to change the use of this residential property (Class C3) into a seven bedroomed house in multiple occupancy. No external changes are proposed.
- 1.2 An application was approved in March 2019 (18/00870/FUL) to construct two storey side and single storey rear extensions. The internal layout was for five bedrooms. The extensions have partially been built.
- 1.3 No external changes are proposed. The internal layout will be amended to include two additional bedrooms at ground floor level. At ground floor level, the property will consist of a kitchen, living/lounge area, a shower room and three bedrooms (one with an en-suite). At first floor level, the property will consist of four bedrooms (one with an en-suite) and a bathroom.
- 1.4 The site is relatively flat and located within Flood Zones 2 and 3 which is land with a high probability (1 in 100 or greater) of river flooding.

2 Site and surroundings

- 2.1 The application site comprises a semi-detached house with hipped roof and asymmetrical front gable feature with mock Tudor boarding. The two storey side and single storey rear extensions are under construction from the previously approved application 18/00870/FUL.
- 2.2 The site is enclosed by fencing and vegetation to the rear, front and sides.
- 2.3 The site is positioned within a predominantly residential area with some commercial businesses. There is a mix of flats, terrace, semi-detached and detached properties. No. 152 is a semi-detached dwelling positioned to the south west and no. 148 is the adjoining semi-detached dwelling positioned to the north east. No. 1 Queens Drive is a semi-detached dwelling positioned to the north. The site is within walking distance of Beeston town centre and regular bus and tram services.

3 Relevant Planning History

- 3.1 An application for two storey side and single storey rear extensions (18/00870/FUL) was granted permission in March 2019 and is under construction.

4 Relevant Policies and Guidance**4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 Part 2 Local Plan

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity

4.3 National Planning Policy Framework (NPPF) 2021:

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving Well-designed Places

5 Consultations

5.1 Three neighbouring properties were consulted on the application and no comments were received.

5.2 **Private Sector Housing:** no objection.

5.3 **Environment Agency:** Advise a condition that the development should be carried out in line with the submitted flood risk assessment and that the flood resilience measures are implemented as described on page 8. Advisory in respect of floor levels.

6 Assessment

6.1 The main issue relates to whether the principle of the change of use from a residential property (Class C3) to a seven bedroomed HMO would be acceptable.

6.2 Principle

6.2.1 The site lies within a predominantly residential area with some commercial units. This is a wide mix of different properties in the area including flats, terrace, semi-detached and detached houses. The site is within walking distance of Beeston town centre and is in close proximity to the tram and regular bus services along Queens Road. The site is relatively flat and located within Flood Zones 2 and 3 which is land with a high probability (1 in 100 or greater) of river flooding.

6.2.2 The proposal of the change of use from a residential property (C3) to a seven bedroomed property for seven occupants is considered to be acceptable. The site is within an urban, sustainable location with access to regular transport links and provides additional space in a property that has already received permission under (18/00870/FUL) for the partially constructed extensions (see history section). Although the original layout proposed under 18/00870/FUL was for five bedrooms, it would not have required permission to increase this to six.

6.2.3 Whilst it is acknowledged there are a number of applications that have been considered for development along Queens Road, this is a main road with a wide mix of properties, including commercial. It is considered the approval of this application would add to the housing mix and would not impede a sense of

community.

- 6.2.4 To conclude, this development would add to the housing mix and it is considered that the character of the area would not be harmed given the wide mix of development in the area. It is positioned with a well-connected area which reduces the reliance on private car ownership and is within walking distance of Beeston town centre. No external changes are proposed and therefore it is only the proposal of the increase in bedrooms that is to be considered. The principle of the development is therefore considered to be acceptable.

6.3 Flood Risk

- 6.3.1 The site lies within Flood Zone 3 which is land with a high probability (1 in 100 or greater) of river flooding. A Flood Risk Assessment has been submitted with the application. Paragraphs 155 – 158 of the NPPF states that inappropriate development in areas of high risk of flooding should be avoided but where it is necessary, should be undertaken without increasing flood risk elsewhere.
- 6.3.2 Within Beeston and Attenborough there are substantial areas which are within Flood Zones 2 and 3 but have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme. Sequentially, it is considered the site is acceptable and it is considered a positive that this location minimises additional development in the Green Belt in Broxtowe. Therefore, when assessing whether other sites are 'reasonably available', this site can be viewed as a 'sustainability benefit' and the Green Belt must be treated as a major constraint.
- 6.3.3 The Environment Agency requested further information in respect of topographical information. On receipt of this and the submitted Flood Risk Assessment, no objection has been raised and a condition that the development is carried out in accordance with the Flood Risk Assessment and flood resilience measures has been advised.
- 6.3.4 To conclude, it is considered the scheme is acceptable in terms of flood risk.

6.4 Amenity

- 6.4.1 No comments have been received by neighbours in respect of this application.
- 6.4.2 The properties that will be mostly impacted by the development are nos. 148 and 152 Queens Road.
- 6.4.3 As no external changes are proposed to the property the matters in relation to amenity solely relate to the increase in occupants from five to seven. Whilst it is accepted there will be an increase in the level of noise and disturbance associated with this property, it is considered this would not be significant enough to warrant refusal. Furthermore, the property is positioned on a main road which will already experience a level of noise and disturbance from the traffic.
- 6.4.4 To conclude, it is acknowledged there will be some impact on the amenity of surrounding neighbours. However, it is considered this would not be significant enough to warrant refusal. The site is located on a busy main road and therefore

a degree of noise and disturbance will already be experienced by neighbours that this would unlikely increase this to an unacceptable level. It is therefore considered the impact on the neighbours will be acceptable.

6.5 Design

- 6.5.1 No external changes are proposed to the property and therefore design is not considered.

6.6 Parking

- 6.6.1 The site is within walking distance of Beeston town centre and is in close proximity to the tram and regular bus services along Queens Road. Car ownership associated with this property is likely to be low; however, there is parking available for two cars at the front of the property.
- 6.6.2 In regards to parking, the Inspector who dealt with the appeal at 147 – 151 Queens Road (18/00516/FUL, app ref: APP/J3015/W/19/3229670) which was for ten, one bedroomed apartments and one parking space said the following: *“the appeal site is in an accessible location in walking distance of services and facilities, and with good access to public transport... the proposed apartments would be single-bedroom and would likely be occupied by only 1 or 2 people. Given the accessibility of the appeal site, this level of occupancy would not generate a significant parking requirement in my view.”* Although the appeal was dismissed (on different reasons), the Inspector set out clearly that one car parking space for 10 apartments was acceptable given the positioning of this site. This appeal site is adjacent to the application site.
- 6.6.3 To conclude, it is considered the parking is sufficient for this site given the location and proximity to sustainable transport links.

7 Planning Balance

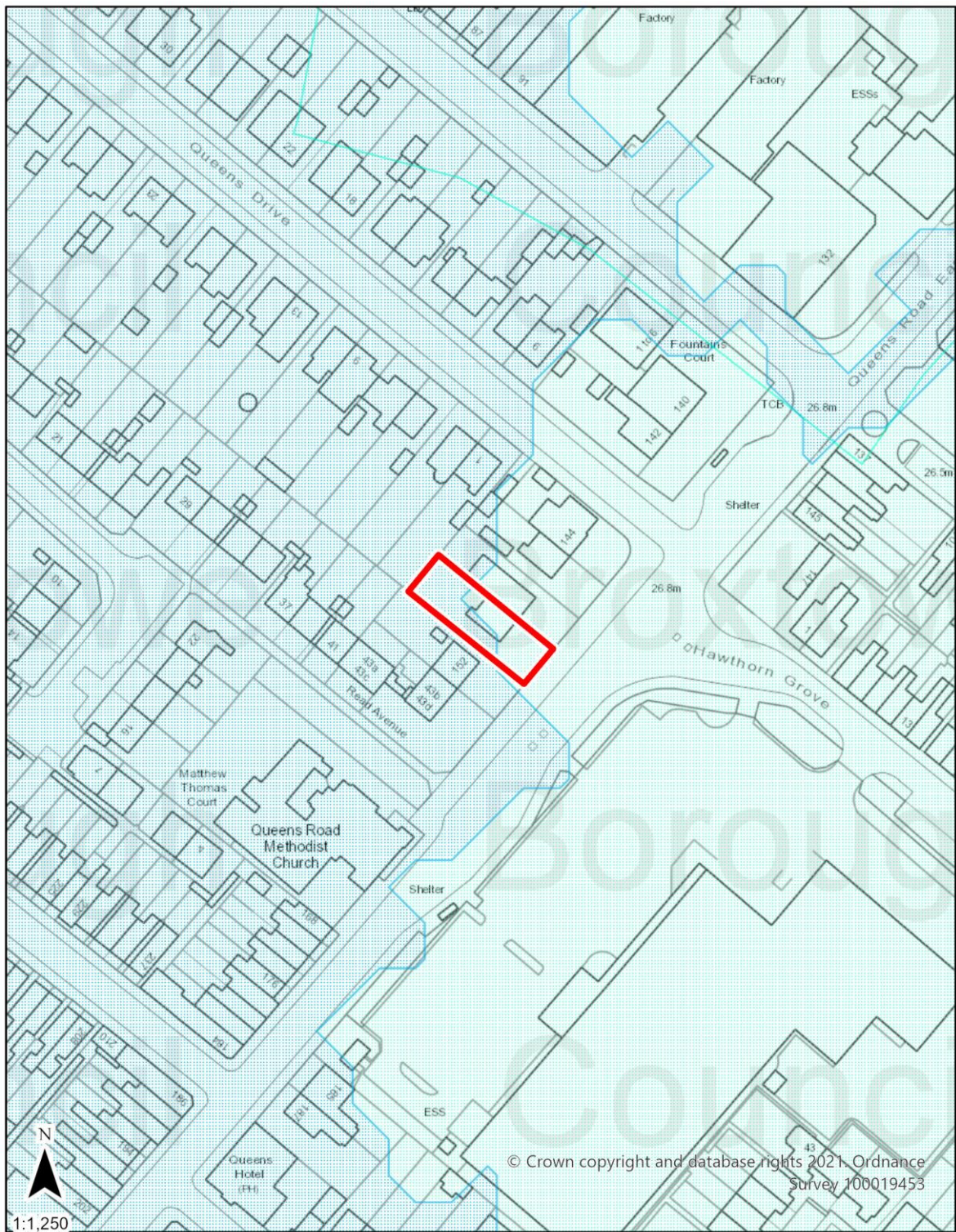
- 7.1 The benefits of the proposal are that it would provide additional space in a property which accords with policies contained within the development plan which is given significant weight. There is some impact on neighbour amenity but this matter is considered to be outweighed by the benefits of the scheme.

8 Conclusion

- 8.1 To conclude, it is considered the extensions and alterations reflect an acceptable level of design that are in keeping with the main house. It is considered the extensions and dormers do not have an unacceptable impact on neighbour amenity and sufficient parking is still available to the front of the property.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawings: SG/18/12/11/03 Rev B received by the Local Planning Authority on 8 April 2021 and SG/18/12/11/03 Rev D B received by the Local Planning Authority on 23 March 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>Prior to the implementation of the change of use of hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment prepared by IDOM, ref: FRA-22303-21-197 dated July 2021 and in accordance with the mitigation measures as detailed on page 8. These resilience measures shall be maintained and retained for the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Part 2 Local Plan (2019).</i></p>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	Floor levels should be set at 27.28m AOD (Above Ordnance Datum).

Map



Legend

-  Site Outline
-  Flood Zone 3
-  Flood Zone 2

Photos



South east (front) elevation



Rear/side boundary with no. 148



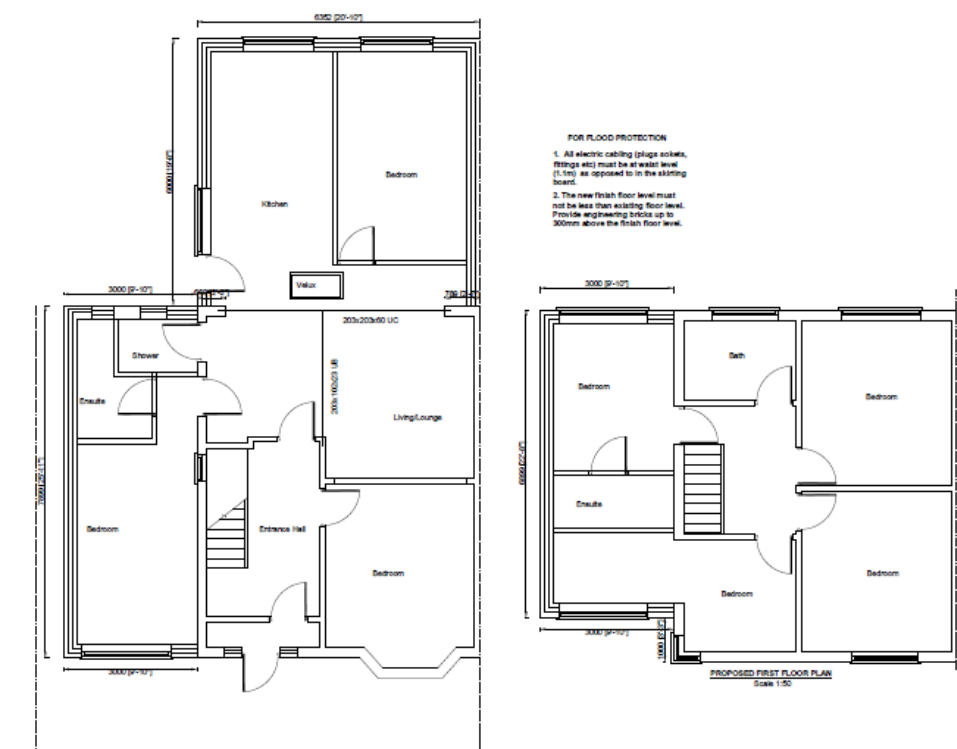
North west (rear) elevation



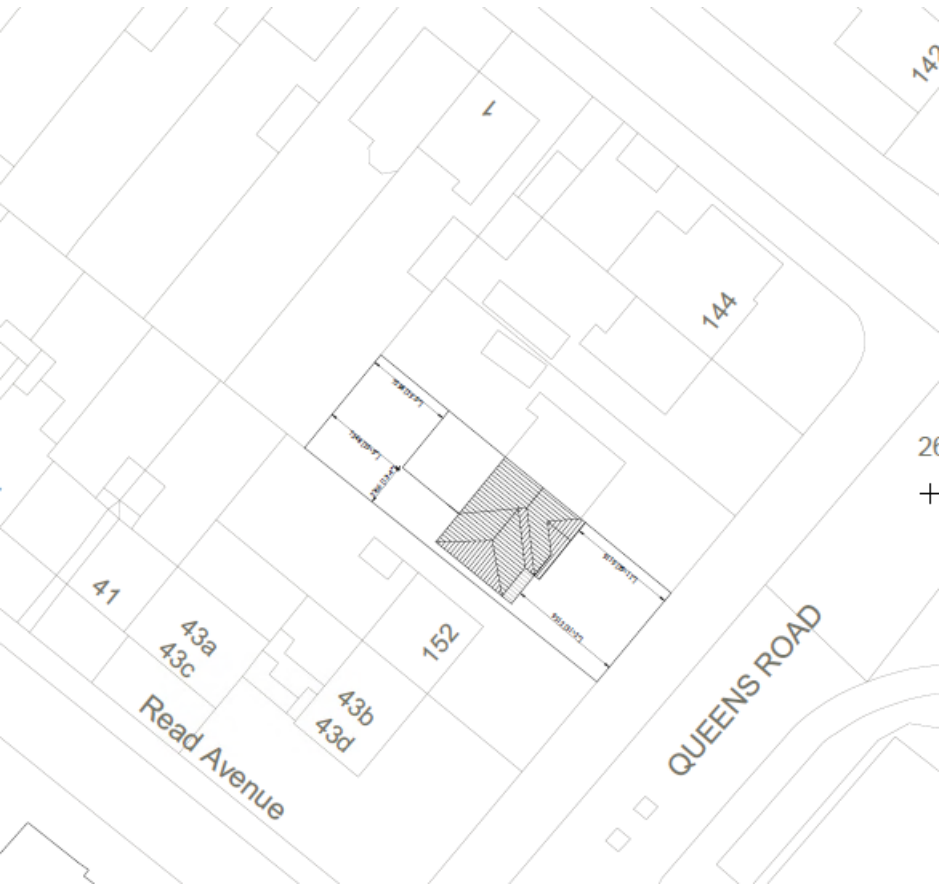
Rear/side boundary with no. 152

*Photos show extensions under construction from approved permission, 18/00870/FUL.

Plans (not to scale)



Floor Plans



Block Plan

Plans (not to scale)



Proposed Elevations