

**Development Control
(Sunderland South and City Centre) Sub-Committee**

SUPPLEMENT

1 March 2011

Item Number:	S1
Application Number:	10/03131/FUL
Proposal:	Change of use from Guest House to 8 bed HMO
Location:	6 Brookside Terrace, Sunderland, SR2 7RN
Ward:	St Michaels
Applicant:	Ms Rachael Bone
Date Valid:	1 February 2011
Target Date:	29 March 2011

CONSULTATIONS

Since the preparation of the main report four further objections have been received, one on behalf of Brookside Lodge Residents Association and one on behalf of Thorneholme Residents Association. The objectors' main concerns relate to;

- the concentration of HMOs in the area,
- the development will exacerbate the current parking problem in the area,
- the impact upon the conservation area,
- the inappropriate use of the property in an area of predominantly family homes,
- the lack of upkeep of the property,
- the potential for noise disturbance and antisocial behaviour,

ASSESSMENT

The application has now been given further consideration in terms of the highway safety implications of the development, the impact of the development upon the amenities of the nearby residential properties, and the impact of the development upon the character and appearance of the conservation area.

In determining the application the LPA had regard to policies within the adopted UDP that are on the list of 'saved' policies submitted to the Secretary of State via Government Office for the North East. Confirmation of the saved policies and the direction provided by the SoS was received on the 4th September 2007. All the policies referred to in the following assessment have been saved.

Highway Safety Implications.

Policy T14 of the UDP relates to the accessibility of developments and their impact upon highway safety and states that new development should not cause traffic problems on existing roads. Policy T22 relates to the level of parking required depending upon the type and location of the proposed development. The proposal will not impact upon the existing parking and access arrangements which provides for two vehicles.

In accordance with the recommendations of the adopted Supplementary Planning Guidance document, the use as a guest house should have provided in the region of 10 car parking spaces. The use as a house in multiple occupation would require only three. Given that the parking requirement for the proposed use is less than that of the previous use as a guest house, there are no objections from a highway safety point of view and the proposal is considered to comply with policies T14 and T22 of the UDP.

Impact of the Development upon the Amenities of nearby Residential Properties.

Policy B2 of the Council's UDP states: "the scale, massing, layout or setting of new developments and extensions to existing buildings should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy."

The property will remain in a residential use and is being marketed by a residential letting agency as being suitable for students, professionals and groups wanting to live together as a household. The activities of any prospective tenants is not a planning matter and any antisocial behaviour that may ensue would need to be addressed as a police matter, as it would if it were to be associated with any other type of residential property.

Apart from three stud walls to be moved to optimise the size of two bedrooms and a bathroom, the internal layout of the property will not differ from that of the

guest house; the bedrooms and living rooms will be in the same position, which could also be the same layout if it were a class C3 family dwelling house. The development in this respect is therefore not considered likely to result in an unacceptable level of noise or disturbance to adjoining properties.

Given the above, it is not considered that the proposal will adversely affect the amenities of nearby residential properties and the proposal complies with policy B2 of the UDP.

Impact of the Development upon the Character and Appearance of the Conservation Area.

Policy B4 requires all development within and adjacent to conservation areas will be required to preserve or enhance their character or appearance.

There are no proposed alterations to the exterior of the premises, which is well presented with a tidy front garden. The site is located within a residential area of varied nature, including family houses, apartments and flats, houses in multiple occupation and guest houses. The property is situated between Anthony Lodge, a guest house, and Brookside Lodge, an apartment complex. Given that the application site was a guest house and not a single family dwelling, it is not considered that the character and amenity of the locality will be adversely affected.

Otherwise, the proposal is not considered likely to adversely impact upon the character and appearance of the conservation area and complies with policies B2 and B4 of the UDP.

CONCLUSION

For the reasons given above, the proposal is acceptable in terms of the principle of the use of the site and highway safety. The proposal is not considered likely to be detrimental to the character and appearance of the conservation area or the residential amenities of adjacent properties. It complies with the policies within the UDP and is considered to be acceptable.

The period for the receipt of representations does not expire until 2 March 2010, the day after the Sub-Committee Meeting. Consequently, Members are requested to Delegate the decision to the Deputy Chief Executive, who is minded to approve the application subject to the conditions listed below and subject to the receipt of no objections. This will allow the application to be determined within the statutory 8 week period. Should any objections be received following this meeting, the application will be reported back to the next available Sub-Committee meeting.

RECOMMENDATION: Delegate to Deputy Chief Executive

Conditions

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time
- 2 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - drawings numbered BROOKSIDE 2010/001, -/002, and the location plan received 1 February 2011,in order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.
- 3 The area indicated on the submitted plans for the parking of vehicles shall be available for such use at all times and shall be used for no other purpose, in the interests of highway safety and to comply with policy T14 of the UDP.