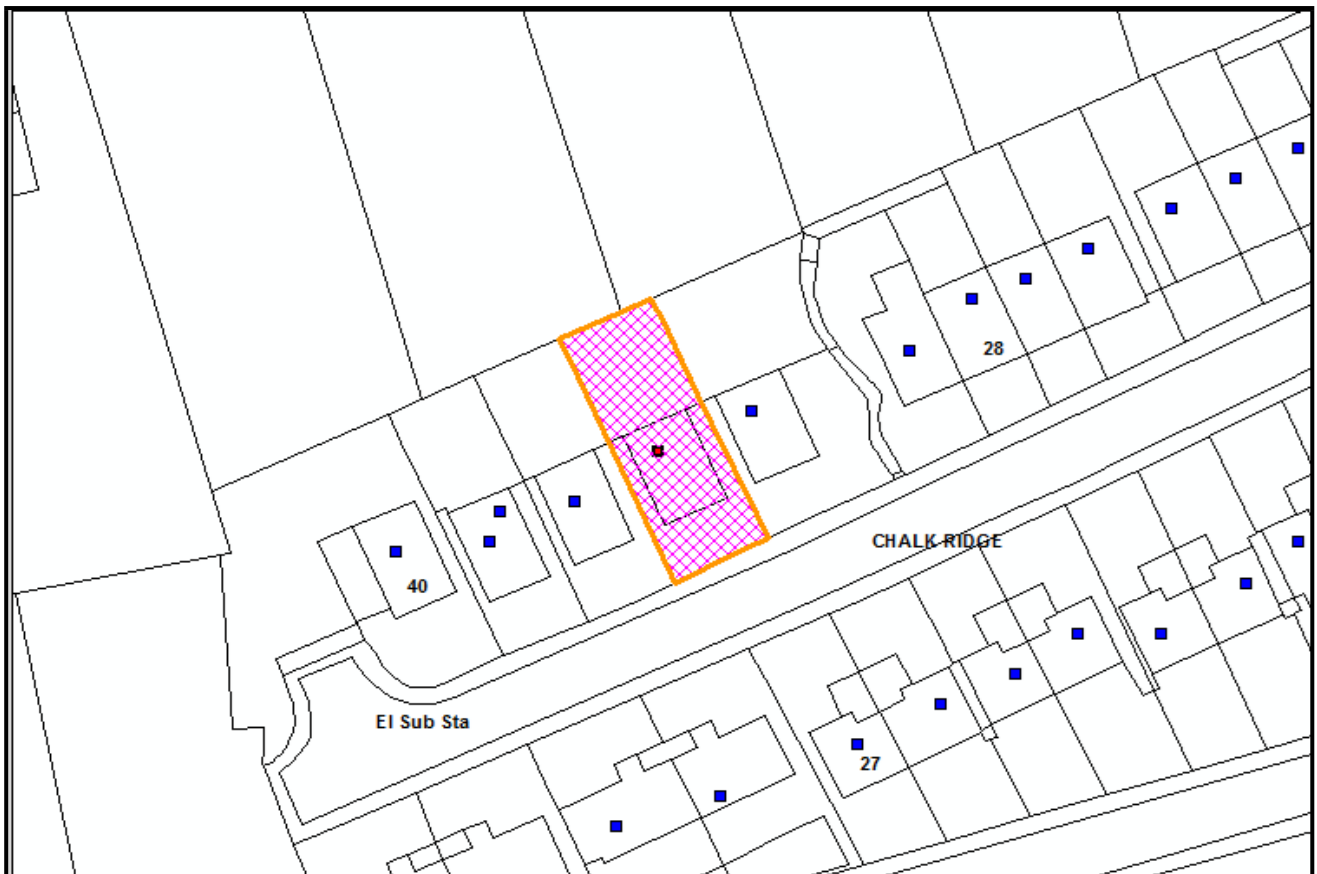


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 18/01782/FUL  
**Proposal Description:** Change of use from a 6-bedroom C4 class HMO to a 7-bedroom Sui Generis House in Multiple Occupation.  
**Address:** 34 Chalk Ridge Winchester SO23 0QW  
**Parish, or Ward if within Winchester City:** St Michael  
**Applicants Name:** Miss Maria Sealey  
**Case Officer:** Sean Quigley  
**Date Valid:** 12 September 2018  
**Site Factors:** Article 4 Direction  
**Recommendation:** Permit



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**General Comments**

**The application is reported to Committee due to the number of objections received.**

**Site Description**

The property is located in the upper part of Highcliffe, an established residential area to the south east of Winchester town centre. Development along Chalk Ridge, which was built in the 1970 and 80s, comprises a mix of two and three storey terraced and detached houses. 34 Chalk Ridge is a three storey detached dwelling of modern construction comprising face brick, render, vertically hung wall tiles and a tiled roof. The property is on a steep slope and within easy walking distance of bus and rail services and Winchester Town Centre. The drive to the front of the property has been surfaced with brick paviours and accommodates parking for 4 cars.

**Proposal**

The house is currently a house in multiple occupation comprising 6 bedrooms occupied by 6 occupants who share communal facilities including a living-room and kitchen. The proposal is to convert an existing storeroom on the second floor of the property into a bedroom, increasing the number of bedrooms to 7. No other development is proposed. The proposed additional bedroom takes the use from Class C4 to sui-generis (a use class on its own). This change of use requires planning permission.

**Relevant Planning History**

An application for the conversion of an integral garage to living accommodation was approved on 6/10/05 (05/02082/FUL).

**Consultations**

Engineers: Highways: The Council's Highway Engineer commented that the property currently includes 4 independently accessible car-parking spaces. The applicant has evidenced planning appeal decisions which support the proposal from a highway point of view. In these circumstances, the Highway Engineer concluded that a highway objection to the application could not be sustained.

**Representations:**

City of Winchester Trust: the Trust objects to this proposal because it is an intensification of use with inadequate provision of shared utilities and parking arrangements. Such use of a dwelling also imposes on a quiet residential area and further changes its character. The other letters of objection should not be ignored and the Council should review it's approach to HMO's across the district.

22 letters received objecting to the application for the following reasons:

- There is already a shortage of parking (particularly at evenings and weekends, this proposal will make the problem worse
- The volume of vehicular traffic, combined with the congested parking situation

**Case No: 18/01782/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

makes the road dangerous for pedestrians including the elderly and young children

- The road was not designed for HMO's and as a result cars park on pavements which should be clear for pedestrian use
  - The change of use will permit up to 12 people to live in the house, which would be unacceptable and give rise to a significant increase in demand for car- parking
  - Creating an additional bedroom might lead to 2 additional vehicles needing to be parked
  - Large vehicles (including bin and delivery lorries, emergency vehicles) have difficulty in negotiating the road/turning-circle because of the existing parking congestion. The proposed development will make this problem worse.
  - The approval of a sui-generis (HMO) would set a precedent for a street that currently comprises single-occupier or single-family housing
  - Public transport is not as accessible
  - There are 3 HMO's in a row (including No.34) and this is unacceptable
  - The applicant indicates that they will ensure that excessive numbers of cars are not brought to or associated with the property – how will they achieve this ?
  - The safe cycle storage provided is not safe or accessible
  - There is not provision for visitor parking at the property and this makes the parking congestion worse
  - If allowed, this proposal will create a precedent and the character of this family orientated residential street will be changed for the worse
  - HMO's attract a transitory and incohesive group of residents who have no vested interest the neighbourhood, no interest in local security, and do nothing to help or build a community
  - The proposed development will be unacceptable in terms of noise
  - A change of use to sui-generis will potentially result in a significant increase in traffic
  - The potential use of a car by the additional occupier should be controlled by conditions or a legal obligation
  - The change will result in more late night disturbances
  - Insufficient wheelie-bins are provided for the existing use
  - The permission will remove the cap on the number of residents in the property and this could increase to 12 people
  - If permitted, a condition should be attached limiting the number of occupiers to a maximum of 7
  - The demand for additional parking will encourage other property owners to create off-street parking on their properties which will be detrimental to the character and appearance of the area
  - There are already too many HMO's on Chalk Ridge
- .Reasons aside not material to planning and therefore not addressed in this report
- The applicant has not consulted with neighbours as they have claimed in the application form
  - The landlord is absent
  - The application is being made so that the landlord can make more profit, at the expense of the existing residents
  - The development will result in the loss of storage for the existing residents and the new room is not very big
  - The existing property has external pipework on its western elevation as a result of the HMO to the detriment of the area

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

1 letter of support was received.

- HMO's are needed, for example by students. The only issue in this case is parking which is largely caused by existing residents who have too many cars and who don't use their garages

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy (2013)

DS1 - Development Strategy and Principles  
WT1 – Development Strategy for Winchester Town  
CP1 –Housing Provision  
CP2 – Housing Provision and Mix  
CP13 - High Quality Design

Winchester District Local Plan Part 2 – Development Management and Site Allocations  
Development Plan Document (2017)

WIN1 – Winchester Town  
DM1 – Location of New Development  
DM16 – Site Design Criteria  
DM17 – Site Development Principles

Supplementary Planning Guidance

High Quality places Supplementary Planning Document (2015)

**Planning Considerations**

Principle of development

The property is within the Winchester Town settlement boundary where Policy WT1 of LPP1 indicates that there will be provision for 2000 new homes to meet identified housing needs. This will be achieved through the development and redevelopment of existing premises and sites, and other opportunities within and adjoining the defined built-up area of Winchester. Policy WIN1 of LPP2 indicates that within the defined boundary of Winchester, planning permission will be granted for development which accords with the development plan and a number of principles which include: the protection of the special character of Winchester town: and providing a wide range of housing to meet local needs. The proposal, for a sui-generis (HMO) use is therefore acceptable, subject to it being in accordance with other relevant development plan policies and unless material considerations indicate otherwise.

Design/layout

The proposal is to convert a storage room on the second floor of this existing house in multiple occupation (Class C4) into an additional bedroom, increasing the total number of bedrooms from 6 to 7. This does not involve any building work and there will be no internal or external changes to the building.

Impact on the character of the area and neighbouring properties

The potential impact of this proposal will arise not from physical changes to the building but from the intensification of its residential use. The assessment of this application will consider the impact of the additional bedroom on the issues of acknowledged importance identified below. The potential impacts on the character of the area and neighbouring

**Case No: 18/01782/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

properties are considered in the following paragraphs.

It is apparent that the conversion of residential dwellings into houses of multiple occupation can change the character of the area in which such change occurs. Some of these changes are subtle, others more obvious. This can result in an increase in the intensity of use of a property or area in terms of pedestrian and vehicular movements, a change in the age profile of residents, and the proliferation of bins for refuse collection. In some situations the proliferation of HMOs in one area can create an unbalanced housing market leading to a loss of amenity and tensions within communities. However, the proposal is for the addition of a bedroom to an existing HMO which will be occupied by a single tenant. The impact on the character of Chalk Ridge and will not be significant.

The proposed sui generis HMO will be operated in the same way as the existing 6 bedroom HMO with each bedroom let on a sole-occupancy basis. Concerns have been expressed that if the Council grants permission for this application, it will result in the doubling of the number of occupiers in the property and that there will be no "cap" on the number of occupiers. Notwithstanding that the landlord intends to continue to let the property on a one-person per bedroom basis, if approved, a condition will be attached to the permission to ensure that that the property will be occupied by no more than 7 tenants, and each bedroom by no more than one tenant. In this way, the potentially unacceptable impacts arising from increased parking and intensity of use of the property will be avoided.

#### Highways and Parking

The development of an HMO can, as a consequence result of the intensification of use, result in an increase in the number of cars associated with a particular property. This has the potential to impact highway safety and parking in the locality. However, the addition of an extra bedroom which may result in an additional car at the property, will not have a significant effect on either highway or parking issues given the existing circumstances at Chalk Ridge. The road, which has no parking restrictions, whilst reasonably heavily parked during busy periods, has the capacity to accommodate additional parking, including at its lower level which is relatively unused. In any event, the potential impact of one additional car will not have a significant impact of either highway safety or parking. There is currently provision for the parking of 4 vehicles on the front drive of the property within its curtilage, and given the availability of public transport and the site's proximity to Winchester Town centre, this is considered to meet the Council's parking requirement. The Council's Highway Engineer has not objected to the proposal.

#### Conclusion

Houses in multiple occupation are an important component of housing supply and are an efficient way of utilising the existing supply of residential properties. In assessing this application, the Council must strike an appropriate balance between the need to meet the identified need for additional housing and the potentially detrimental impacts arising from particular development proposals. Whilst it is evident that the development of houses in multiple occupation can have detrimental impacts on the character and amenity of the areas in which they are located, in this case the addition of an extra bedroom will not have a significant impact on the character or appearance of Chalk Ridge. The proposal is in accordance with Policies DS1, WT1, CP1, CP2 and CP13 of Local Plan Part 1; and Policies WIN1, DM1, DM16, DM17 and DM18 of Local Plan Part 2; and the Council's High Quality Places Supplementary Planning Document (2015). There are no other material

**Case No: 18/01782/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

considerations which would justify deciding the application other than in accordance with the development plan.

**Recommendation**

**APPROVE subject to the following conditions:**

**Conditions**

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans:

Block Plan dated 25/7/18  
Approved Floor Plan dated 25/7/18

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

3. The property will be occupied by no more than 7 tenants and each bedroom by no more than one tenant.

Reason: In the interests of the amenities of the area.

**Informatives**

- 1 This permission is granted for the following reasons: The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-Local Plan Part 1 Joint Core Strategy: DS1, WT1, CP1, CP2 and CP13Local Plan Part 2: WIN1, DM1, DM16, DM17, and DM18
- 3 In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner

**Case No: 18/01782/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

by offering a pre-application advice service and updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- 4 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
- 5 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.