

Application Number:	2018/0589/FUL
Site Address:	61 St Catherines, Lincoln, Lincolnshire
Target Date:	29th June 2018
Agent Name:	AM2 Architects
Applicant Name:	Mr Browne
Proposal:	Change of use from 9-bedroom HMO (Use Class Sui Generis) to 5 flats (Use Class C3).

Background - Site Location and Description

61 St Catherines is a semi-detached property located on the western side of St Catherines, a primarily residential street within the Conservation Area (No. 4) of the same name. There is a gravelled area to the rear for parking.

This application for planning permission proposes to change the use of the property from 9 bedroom house in multiple occupation to 5 self-contained flats. Planning permission was granted in 2015 (2015/0735/F) to change the use of the property to a 9 bedroom HMO.

The proposal is for 4no. one bedroom flats and 1no. two bedroom flats. The proposal would require minor internal and external alterations.

Site History

Prior to its use as a HMO the property was a care home for the elderly. It had permission for a care home from 1988 until its change to a HMO in 2015.

Case Officer Site Visit

Undertaken on 6th June 2018.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity

Issues

- Residential amenity
- Visual amenity
- Highways

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Mr David Harding	70 St Catherines Grove Lincoln LN5 8NA
Mrs Shona Smith	5 St Catherines Grove Lincoln LN6 0JT
Mrs Sara McNair	170 St Catherines Grove Lincoln LN5 8ND
Ms Michele Servaud	8 St Catherines Grove Lincoln LN5 8NA
Mr Robert Dickinson	8 St Catherines Grove Lincoln LN5 8NA

A number of objections have been received from local residents. These issues principally relate to:

- Increased pressure on on-street parking
- Increased number of occupants
- Too many HMOs in the area
- Noise and other disturbance

Consideration

Policy Context

The application building is located within an area of predominantly residential development, the current and proposed uses fall within a residential use class and as such it is considered that the use would be generally consistent with policies in the Central Lincolnshire Local Plan.

Residential Amenity

The property currently has permission to be used as a 9 bedroom house in multiple occupation. Therefore any issues with that use would have been addressed as part of the previous scheme and whether there are now too many HMOs in the area should not be addressed as part of this application. However it is appropriate to assess whether changing the use of the property to self-contained units would have a different impact on neighbouring residents and on future occupants of the property.

Policy LP26 of the Local Plan states that "The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development."

The proposed internal arrangement of the property is such that corridors would remain on the adjoining wall with the neighbours where they currently exist which helps prevent the transfer of noise. The City Councils Pollution Control Officer has raised no concerns with regards noise or other environmental impacts.

The existing HMO has 9 bedrooms and there is no restriction on the number of people that can live within the property. The subdivision of the property to flats would create 6 bedrooms, again with no restriction on the number of people that can live in a flat. However given that the proposal is a reduction in bedrooms it is not considered that the proposed use would be an over concentration of use of the property.

The property is served by sufficient amenities for the occupation of the property by 5 households. There is space for bin storage to the rear of the property and a shared outdoor amenity space.

Visual Amenity

The proposed change of use would require minor changes to the external appearance of the building. A window would be added to the north elevation and an existing doorway blocked up and replaced with a window. These changes would have no material impact on the appearance of the building and subsequently would have no impact on the Conservation Area in accordance with local plan policy LP25. The property would retain living accommodation at ground floor to the front of the property which ensures an active fronting in keeping with the residential area.

Highways

The proposal would include for an additional parking space bringing the total number of off street parking spaces to 5. Whilst there are no formal parking standards employed by the City or County council it is considered that parking on a 1:1 basis within the City Centre is preferable. A number of residents have raised the issue of on street parking and the increased demand the proposal would have on surrounding streets. However there is no evidence to suggest that the 6 bedspaces proposed would have any greater impact than the current 9 bedspaces within the property.

The Highways Authority have raised no objections to the proposed scheme.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

Having taken into account the current permitted use of the property it is not considered that the proposed subdivision would cause any additional harm to neighbouring residents or surrounding area. The proposal would therefore be in accordance with local plan policies LP25 and LP26 which seeks to protect the impact on residential and visual amenity.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans