

Parish:	King's Lynn	
Proposal:	Change of use of a dwelling house to a 8 room (8 household) HMO	
Location:	90 Gayton Road King's Lynn Norfolk PE30 4ER	
Applicant:	Mr John Levine	
Case No:	22/00282/F (Change of Use Application)	
Case Officer:	Connor Smalls	Date for Determination: 24 March 2023 Extension of Time Expiry Date: 9 June 2023

Reason for Referral to Planning Committee – Called in by Councillor Rust

Neighbourhood Plan: No

Case Summary

The application site consists of an existing detached house within King’s Lynn, close to Queen Elizabeth Hospital and on a major route into the core of the town (Gayton Road) consisting of a mostly residential area.

The application seeks consent for a House of Multiple Occupation (HMO) providing 8 bedrooms.

Key Issues

- *Principle of development
- *Form and character
- *Impact on neighbour amenity
- *Highway safety
- *Assessment under DM4

Recommendation

APPROVE

THE APPLICATION

The application site is located on Gayton Road, a major route into the core of the town and in close proximity to the Queen Elizabeth Hospital. The site consists of a large, detached house set within a large and deep plot, and the local area is of a mostly residential character

with neighbouring dwellings to the east, south and west. The dwelling is currently used as a smaller HMO (up to 6 unrelated individuals), not requiring full planning permission.

The application itself seeks consent for a House of Multiple Occupation (HMO) providing a total of 8 bedrooms with a new shower room and the creation of two bedrooms from an existing room. No external works to the site or dwelling itself are proposed other than the provision of a bin store to appropriate standards and the addition of bike storage in sheds around the site.

SUPPORTING CASE

The Applicant seeks permission to change the use of the property to a 8 room (8 household) HMO, the property is currently used a small HMO that does not require planning permission.

The application has been called in by Councillors, however, the planning reasons for the call in are not published on the Councils website.

The application is supported by a location plan, floor plans, cycle storage areas and a bin storage plan, as requested by Officers.

In terms of the proposed use Planning Policy DM4 of the SADMPP (2016) states that the conversion of existing dwellings/ new development for HMOs may be permitted where:

- there is no adverse impact on the amenity of existing and new residents and the historic and natural environment
- the development and associated facilities can be provided without significant detriment to the occupiers of adjoining or neighbouring properties; and
- the site is within reasonable distances to facilities, public open space, supporting services and local employment.

The site is located in a sustainable residential area, extremely close vicinity to the Queen Elizabeth Hospital and within walking distance to the amenities of Kings Lynn.

The visual appearance of the building is proposed to remain as existing, as no external changes are proposed to accommodate the additional internal rooms. Therefore, the proposal will not result in impacts upon the character of the area and or neighbour amenity in relation of loss of privacy, or overbearing impacts.

The building is proposed to be used as an HMO due to the demand of staff from the hospital needing accommodation close to their place of work. The property will be used similar to a dwelling house compatible to the existing residential uses and will not give rise to undue noise and disturbance. However, if Councillors consider it necessary, a management and maintenance plan can be prepared, and this could be imposed by a condition in the event of Councillors following officer recommendation of approval.

PLANNING HISTORY

2/00/0223/F: Application Permitted: 18/04/00 - Extension to provide self-contained accommodation for elderly relative and construction of detached double garage.

RESPONSE TO CONSULTATION

Parish Council: N/A

Highways Authority: NO OBJECTION

To accord with the adopted parking standards the site should be provided with 4 car parking spaces and 8 cycle spaces. It is evident that the existing external car parking area could accommodate the required number but cycle parking is currently not shown. As the development has the land to provide enclosed cycle parking to accord with standard a condition is recommended.

Cycle storage has now been shown on plans so a condition is attached to ensure this is implemented prior to occupation.

Housing Standards: NO OBJECTION

In response to the consultation referred to above we would comment as follows:

Space Standards

The conversion of the reception room, into the two double bedrooms (bedroom 5 and 6) are in satisfactory condition. The sizes of the bedrooms 5 and 6 are good to be called a double bedroom's sizes and can be occupied by a couple, married or co-habiting. (2 people each room), satisfactory.

The 8-bedroom property is sufficient enough to allocate 8 occupiers. The facilities in this property have been upgraded with additional shower room, WC and hand basin to keep with amenity standard. All satisfactory with Housing Standards requirements.

Informative

The proposed development will require an application for a HMO licence prior to occupation of 5 or more persons from two or more separate households.

The above response is informed by and made on the basis of plans submitted as part of the above planning application only. It is assumed that fire precautionary and other works are to be undertaken in accordance with current building regulations, and, in this instance, subject to oversight by the Fire and Rescue Services.

Community Safety and Neighbourhood Nuisance (CSNN): NO OBJECTION

I have assessed the above application and confirm that I have no objections/requests for conditions.

Waste and Recycling Manager: NO OBJECTION

Following receipt of amended plans detailing appropriate bin storage to the front of the property, no objection is raised.

REPRESENTATIONS

None received at time of writing.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM4 - Houses in Multiple Occupation

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- *Principle of development
- *Form and character
- *Impact on neighbour amenity
- *Highway safety
- *Assessment under DM4

Principle of Development:

The application site is within the development boundary of King's Lynn as defined within the Site Allocations and Development Management Policies Plan 2016 and the proposed residential use is within an established residential area. Policy DM4 of the Site Allocations and Development Management Policies Plan 2016 - Houses in Multiple Occupation, establishes the principle that conversion of existing dwellings to, and new development of properties for, multiple occupation, may be permitted subject to certain considerations and limitations. This is as follows:

DM4 - Houses in Multiple Occupation

The conversion of existing dwellings to and new development of properties for multiple occupation may be permitted where:

- There is no adverse impact on the amenity of existing and new residents and the historic and natural environment; and
- The development and associated facilities, including bin storage, car and cycle parking, can be provided without significant detriment to the occupiers of adjoining or neighbouring properties; and
- The site is within reasonable distances to facilities, public open space, supporting services and local employment.

These issues are considered in more detail below.

Form and Character:

There are no external changes proposed or carried out on the dwelling as part of this development so the detached house would not be impacted externally and there would be no impact on the street scene or visual amenity of the wider area. Bins will be stored to the front of the property to an agreed standard with the Waste and Recycling Manager. This is as with many properties along this part of Gayton Road, which have a large area at the front of properties which are set back. The bins would also be somewhat screened by front boundary planting. The cycle parking is to be within the site, and there is ample space to provide it.

Impact on Neighbour Amenity:

It is not considered that there would be any adverse or unacceptable impact on the amenity of neighbouring dwellings. There have been no neighbouring objections to this scheme and CSNN raise no objection to the proposal. The use remains residential and whilst intensified compared to the large mostly single-family houses nearby, the use is considered to be compatible and acceptable given the nature of the site, which is a detached property set in relatively large grounds.

Highway Safety:

Norfolk County Council Highways raise no objection to the scheme but requested that a condition is attached to any decision detailing the provision of cycle storage on site; enough information was considered present in relation to parking for cars, which would be on the large area at the front of the site. There is enough space for at least four cars which meets the required standard from Norfolk County Council Highways.

This information has now been provided so a condition will instead be attached ensuring that the cycle provision is made available prior to occupation. No other parking or highway safety matters are outstanding.

Assessment Under DM4:

Amenity has been discussed in the above section of the report. The historic and natural environment are not affected as there are no external changes to the dwelling and the rear garden area remains. Bin storage alongside car and cycle parking has been provided with no consultee, public or neighbouring objections. The site is within easy access to greenspace either by walking, cycling or public transport. The site is also within an approximately 20-minute walk to the local centre of Gaywood which is within easy cycling

distance and has direct public transport links from the site. Cycle and public transport links also extend into the centre of King's Lynn which can be accessed from close proximity to the site. The site is also very close to the hospital, one of the towns major employers.

CONCLUSION

Overall, the principle of development is supported by virtue of the site being located within the development boundary for King's Lynn. The principle of development converting existing dwellings into properties for multiple occupation is also supported by policy DM4 of the Site Allocations and Development Management Policies Plan 2016 subject to details. The form and character of the dwelling will be unaltered as no external alterations are proposed, cycle parking and the addition of suitable bin storage will not have an adverse visual impact on the locality.

The impact of the development on neighbour amenity is considered to be acceptable with no adverse impact resulting from the proposed development. NCC Highways raise no objection, and the Waste and Recycling Manager considers the proposed bin store to the front of the property to be acceptable. The proposal is considered to fully accord with Policy DM4 of the Site Allocations and Development Management Policies Plan 2016 and the development is therefore recommend for approval.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, received: 26/01/23, 90 Gayton Road, outside measurements/bin location, received: 19/05/23, EXISTING/PROPOSED FIRST FLOOR, received: 27/01/23 and PROPOSED GROUND FLOOR PLAN - YELLOW MARK, received: 27/01/23.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted, cycle parking shall be fully implemented as detailed on plan: 90 Gayton Road, outside measurements/bin location, received: 19/05/23 and thereafter retained for this purpose in perpetuity.
- 3 Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.
- 4 Condition: Prior to the first occupation of the development hereby permitted, bin storage shall be fully implemented as detailed on plan: 90 Gayton Road, outside measurements/bin location, received: 19/05/23 and thereafter retained for this purpose in perpetuity.

- 4 Reason: To ensure the provision of adequate bin storage that meets the needs of occupiers of the proposed development and in the interests of the amenities of the locality in accordance with the principles of the NPPF.