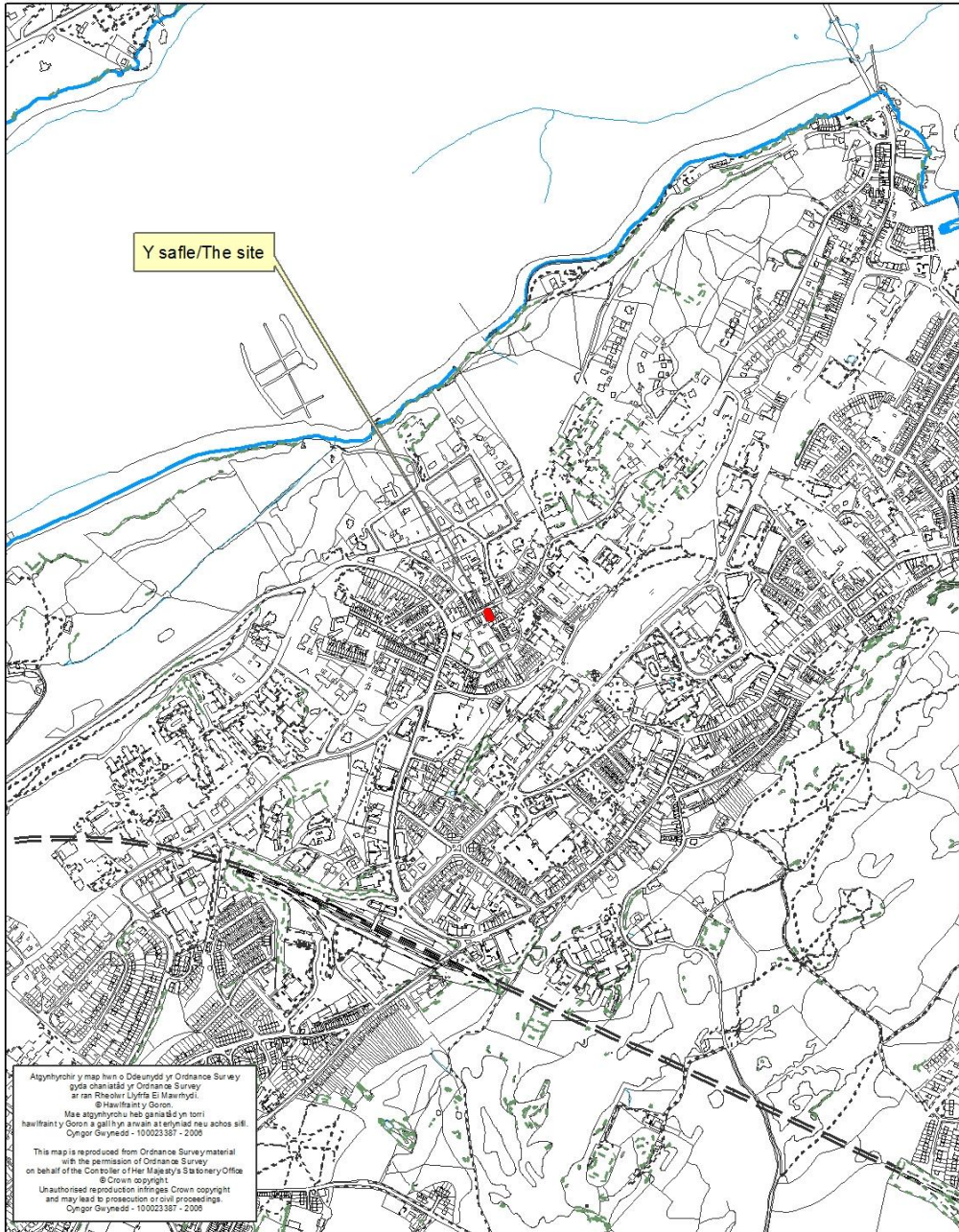


Number: 6



Rhif y Cais / Application Number : C16/0669/11/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



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<b>REPORT OF THE SENIOR PLANNING AND ENVIRONMENT MANAGER</b>	<b>PWLLHELI</b>

Application Number: C16/0669/11/LL  
Date Registered: 24/06/2016  
Application Type:: Full - Planning  
Community:: Bangor  
Ward: Menai (Bangor)

Proposal: CHANGE OF USE OF SEVEN BEDROOM HOUSE INTO A SEVEN BEDROOM HOUSE IN MULTIPLE OCCUPATION  
Location: 17, COLLEGE ROAD, BANGOR, LL57 2AN

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

## 1. Description:

- 1.1 This application is for the change of use of a seven bedroom residential house into a seven bedroom house in multiple occupation.
- 1.2 The site is located within the development boundary of the city of Bangor and within a residential area characterised by the provision of student accommodation. The main University campus is located in close proximity along with facilities such as shops, restaurants etc, on Holyhead Road. The house is a mid-terrace, three-storey dwelling with a small curtilage at the front and the rear.
- 1.3 The application form mentions that the building is currently used as a residential house and the floor-plans indicate no change in the internal layout of the building. It is not proposed either to make any external changes to the building.
- 1.4 This application is submitted to the Committee at the local member's request.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## 2.3 Gwynedd Unitary Development Plan 2009:

POLICY B23 - AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

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**POLICY CH14 – CONVERSION OF DWELLINGS INTO FLATS, BED-SITS OR MULTI-OCCUPANCY DWELLINGS**

Approve the change of use of dwellings/residential buildings into flats, bed-sits or multiple occupation dwellings provided it has no negative impact on the social and environmental character of the area.

**POLICY CH36 – PRIVATE CAR PARKING FACILITIES** - Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the distance from the site to a public car park.

**2.4 National Policies:**

Planning Policy Wales : Edition 8, January 2016

**3. Relevant Planning History:** - None

**4. Consultations:**

Community/Town Council: Object - there are too many houses in multiple occupation in this area

Transportation Unit: No objection

Public Protection: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and correspondence was received objecting on the following valid planning reasons:

- There is an over-provision of houses in multiple occupation on College Road.
- The development will be damaging to the area's amenities by creating parking and waste problems.

**5. Assessment of the relevant planning considerations:**

**5.1 The principle of the development**

5.1.1 Policy CH14 of the Gwynedd Unitary Development Plan involves the conversion of houses or other residential buildings into flats, bed-sits or houses in multiple occupation, which is supported on condition that the development does not create an over-provision of this type of accommodation in a specific street or area where the cumulative effect would have a negative impact on the social and environmental character of the street or area, or likely to do so.

5.1.2 In this case, the site is within the Menai ward and evidence gathered as background information for the Joint Local Development Plan, namely Topic Paper 16: Student Accommodation, shows that 239 of the 728 residential units in the ward are multiple occupancy units, namely an average of 33%. By examining the situation in this specific part of Upper Bangor, namely the terrace of houses where the application site is located on College Road, the houses opposite and the houses that back onto the site

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at the Crescent and Fron Square, of the 35 houses in this part of the city 24 are already houses in multiple occupancy namely 69%. After the development (should it be approved) 71% of these living units would be units in multiple occupation.

- 5.1.3 Policy CH14 of the UDP does not set any specific level of what is an over-provision in an area, although it notes that the cumulative impact of such developments should not have a negative impact on the social and environmental character of the street or area.
- 5.1.4 Bearing in mind that this is a seven-bedroom house which could currently be used by seven (or more) adults within the same family, it is not considered that the proposed change will be significant in terms of changing the density of the site's use. By acknowledging that it is not possible to control who would live in the property, there is a possibility that the property will be student accommodation and it is recognised that the lifestyle of students is different to that of a normal family and over-provision of such accommodation could cause problems to the amenities of the neighbourhood. Having said that, in terms of this specific site, both houses attached to the property, numbers 15 and 19, are themselves houses in multiple occupation and therefore, it is not considered that there will be a significant harm to the amenities of the said property in terms of general noise and disturbance. In terms of transport and parking, whilst acknowledging that there is a possibility for residents to bring private vehicles to the site, the property is very accessible to the facilities of the University and Upper Bangor and is very suitable for those without personal vehicles.
- 5.1.5 By taking into account the current legal use of the property and the impact on amenities that could derive from that use, it is not considered that there will be a significant change to the amenities of the neighbourhood in approving the development in question. Neither is it considered that approving one additional multiple occupation unit in the area would have an additional significant harmful impact on the social character of the local area.
- 5.1.6 Given the above, it is deemed that the proposal is acceptable under policy CH14 and therefore it is considered that the development is acceptable in principle.

## **5.2 General and residential amenities**

- 5.2.1 Taking into account the above discussion, it is not considered that the impact of the development on amenities will be significantly different to what could occur under the current legal use and therefore, it is not considered that approving one additional multiple occupation unit in the area would have an additional significant harmful impact on the general or residential amenities of the local area. As a result, it is considered that the development is consistent with policy B23 of the Gwynedd Unitary Development Plan which involves protecting amenities.

## **5.3 Transport and access matters**

- 5.3.1 Policy CH36 of the Gwynedd Unitary Development Plan involves private car parking facilities. No new private parking provision is part of the proposal before the committee; however, as there would not be an increase in the site's usage density, no significant change is anticipated in terms of the demand for parking and transport problems. The property is located within easy walking distance to the University and the facilities at Upper Bangor and is therefore a good location to use alternative

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modes of transport. The Transportation Unit has not raised any objection to the proposal and therefore it is considered that it is not contrary to Policy CH36.

#### **5.4 Response to the public consultation**

5.4.1 A number of observations were received regarding this application with the main relevant concerns dealing with over-provision and the impact on amenities. It is considered that the above assessment has appropriately addressed these matters.

#### **6. Conclusions:**

6.1 Given the above and having considered all the relevant matters including local and national policies and guidelines and the responses to the public consultation, it is considered that this application to change the use of the building as described is acceptable and satisfies the requirements of the policies as noted above.

#### **7. Recommendation:**

7.1 To approve subject to conditions:

1. 5 years
2. In accordance with the plans