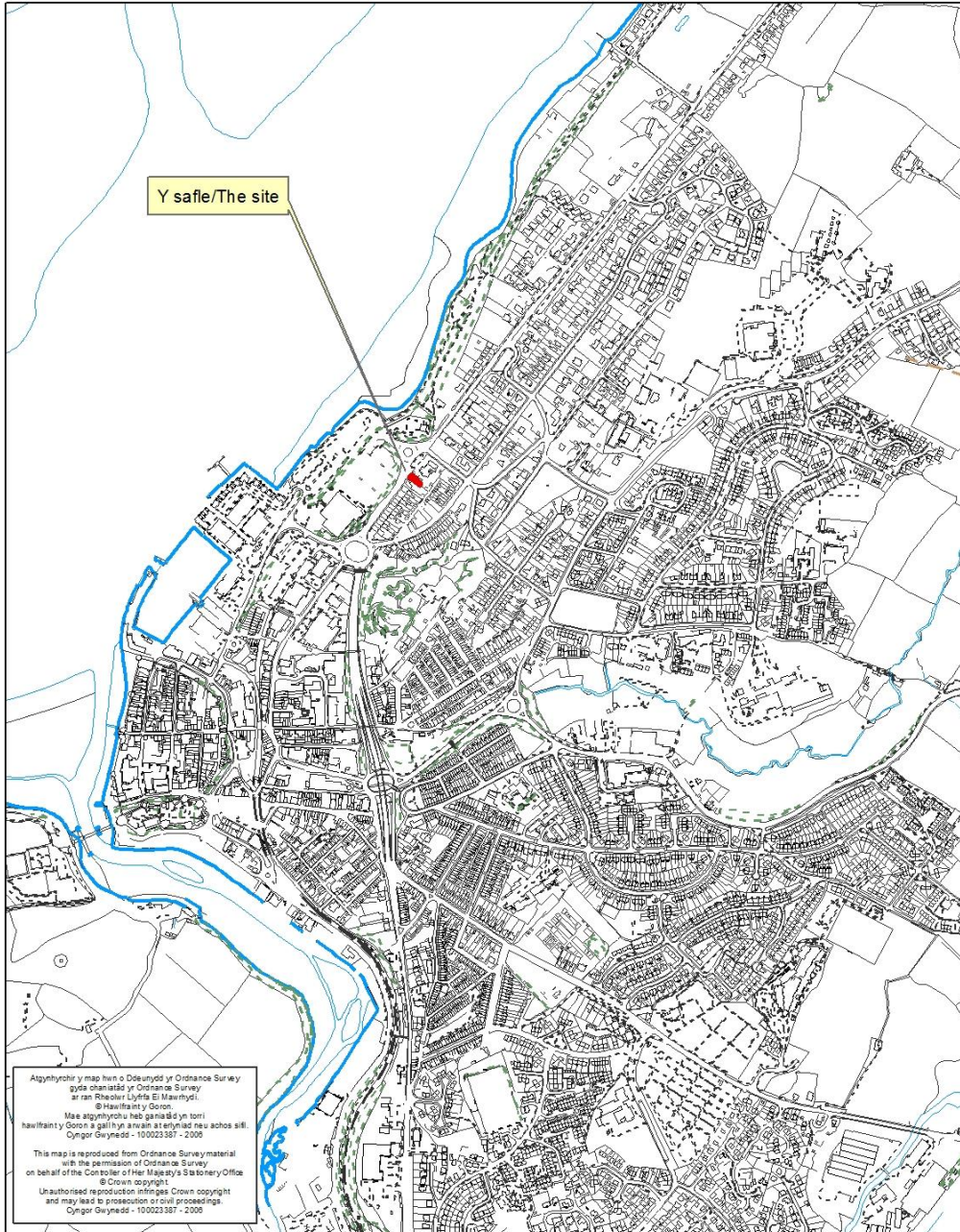


Number: 3



Rhif y Cais / Application Number : C16/0712/14/LL

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



PLANNING COMMITTEE	DATE: 7/11/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0712/14/LL
Date Registered: 15/08/2016
Application Type: Full - Planning
Community : Caernarfon
Ward: Menai (Caernarfon)

Proposal: CHANGE OF USE FROM A PROPERTY IN MULTIPLE OCCUPATION (14 BEDROOMS)
INTO 6 RESIDENTIAL UNITS

Location: MENAI VIEW, NORTH ROAD, CAERNARFON, LL551BD

**Summary of
the Recommendation:**

DELEGATE THE RIGHT TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is a full application to change of use from a property in multiple occupation (14 bedrooms) into 6 residential, one-bedroom, self-contained units over four floors with the floors linked by internal staircases along with a fire escape in the rear of the building. There will be no proposal to undertake any substantial structural work either externally or internally, apart for closing some of the existing openings and erection of new partition walls around the stairs. It is proposed to carry out exterior maintenance work such as painting and renovating the chimney.
- 1.2 The building is located adjacent to a lay-by on the A487 highway and within the development boundary of the Urban Centre as included in the Gwynedd Unitary Development Plan. It is located within an area with a character of mixed use, including a hotel, residential dwellings, a supermarket, a public house along with book publishers and printers.
- 1.3 The building is relatively vast within a terrace of three similar buildings and is a four-storey building with a traditional slate roof and has a small curtilage in the back which abuts the garden of the owner/applicant. The building immediately to the north of the application site (Garreg Wen) includes four self-contained residential units whilst the building immediately to the south of the site (Bron Ala) is a single residential dwelling of a substantial scale.
- 1.4 The application is submitted to Committee as it involves the provision of more than five residential units.

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 also to 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; in making the recommendation the Council has sought to ensure that present needs are met without

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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 A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B23 - AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aiming to safeguard the recognised features and amenities of the local area

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, extensions to 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 proximity of the site to a public car park.

Supplementary Planning Guidance (SPG): Planning and the Welsh Language (2009).

The Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Inquiry. At present, it is not a relevant planning consideration for determining planning applications.

2.4 **National Policies:**

Technical Advice Note 20: Planning and the Welsh Language (2013).

3. **Relevant Planning History:**

3.1 A pre-application enquiry was submitted for this proposal and it was expressed that there was no objection in principle to the change of use from a 14 bedroom property in multiple occupation into six residential units, despite it leading to a reduction in the building's residential density, with no extensions erected or changes being made to the exterior elevations. However, it was noted that any planning application would be subject to a statutory consultation process.

4. **Consultations:**

Community/Town Council: Support.

Transportation Unit: Recommend referring the application to Welsh Government (Transport Unit)

Welsh Government No instructions.

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(Department for Economy,
Science and Transport):

Natural Resources Wales: The proposed development does not affect a matter featured on their check-list.

Welsh Water: No objection but need to inform the applicant that planning permission does not mean that there will be authorisation to connect to the public sewerage system without receiving prior permission from Welsh Water.

Public Protection Unit: No response.

Public Consultation: A notice was posted on the site and nearby residents were notified. The notification period has ended but no response was received to this proposal following the statutory notification period.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of converting houses into flats, bedsits or houses in multiple occupation is based in Policy CH14 of the GUDP. The policy states that the conversion of houses or other residential buildings into flats, bedsits or houses of multiple occupation, will be approved provided 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.

5.2 In this case, the property is located in an area of varied land uses/buildings including a supermarket, single residential dwellings, a hotel, a residential home for the elderly and book printers. The property is used as a residential unit in multiple occupation which includes 14 bedrooms (which means that at least 14 residents could reside at the property at the same time), and although the building is of a relatively large scale, it has a high residential use density compared with residential uses in the catchment area of the application site. The current proposal will involve a reduction in this density and create six one-bedroom units and the principle behind the submission of such application is to protect the amenities of nearby residents (based on how busy it is and noise nuisance), and to improve control over the facility itself. The explanation attached to this policy states that such developments is a way of making full use of substantially sized buildings and reduce the need to build new living units. Therefore, to this end, it is believed that the proposal is acceptable in principle.

Visual amenities

5.3 The property is located in a terrace of three four-storey buildings of a late-Victorian design with their main elevations facing the trunk road. There is no proposal to change or extend the existing structure, although maintenance work will be required. To this end, therefore, it is believed that the proposal complies with the requirements of Policy B23 and CH14 of the GUDP.

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General and residential amenities

- 5.4 As referred to above, the current use made of the property is high density residential use and its use as a unit in multiple occupation has occasionally caused noise nuisance to the detriment of the amenities of local residents. Therefore, it is anticipated that reducing the number of occupiers residing at the property will be an improvement to the current situation, and considering the fact that the public have not objected to the proposal following the statutory advertising period, it is believed that the proposal is acceptable based on the requirements of policy B23 and CH14 of the GUDP.

Transport and access matters

- 5.5 Considering the location and setting of the property adjacent to the trunk road, there are no parking facilities within the site that are available for the occupiers of the property. Nevertheless, a vast number of occupiers of nearby dwellings park on the streets in the catchment area of the application site. It must also be considered that the site is accessible to the public transport service and that it is easy to walk or cycle back and forth from the site itself along with the fact that there is a reduction in the density of the residential use of the property to what currently exists. In addition, it is noted that Welsh Government (Transport) does not have any instruction to provide on this application. The proposal, therefore, complies with Policy CH36 of the GUDP.

Language and Community Matters

- 5.6 Policy A2 of the GUDP states that proposals which would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. The SPG: Planning and the Welsh Language states that there will be a need to look carefully at how new developments will affect the current pattern of the fabric of society and that developments are required to comply with the requirements of linguistic and community policies. To this end, the applicant has submitted a Community and Linguistic Statement as part of the application itself. Although the observations of the Joint Planning Policy Unit have not been received when preparing this report, it is not believed that the proposal itself is not on an unsuitable scale for the local community and also it would not cause significant harm to the social, cultural or linguistic cohesion of Caernarfon. To this end, and if the Joint Planning Policy is satisfied with the content of the statement, it is not believed that the proposal is contrary to Policy A2 of the GUDP as it is not considered that there will be pressure on the language or a negative impact on the community. This is also in accordance with the Supplementary Planning Guidance: Planning and the Welsh Language and TAN 20 Planning and the Welsh Language.

6. Conclusions:

- 6.1 Based on the above assessment and subject to receiving favourable observations from the Joint Planning Policy Unit to include a Community and Linguistic Statement, it is believed that the application is acceptable based on principle, location, scale, density, road safety and residential and general amenities of local residents and complies with local and national planning policies noted within the assessment and that no other material planning matters state otherwise.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning and Environment Manager to approve the application, subject to the receipt of favourable observations from the Joint Planning

Policy Unit, including the Community and Linguistic Statement and to relevant conditions relating to:-

1. Five years.
2. In accordance with the plans.