

## **Item No. 12**

<b>APPLICATION NUMBER</b>	<b>CB/15/01095/FULL</b>
<b>LOCATION</b>	<b>Hillside, Chalk Hill, Houghton Regis</b>
<b>PROPOSAL</b>	<b>Change of use from private dwelling to HMO</b>
<b>PARISH</b>	<b>Houghton Regis</b>
<b>WARD</b>	<b>Houghton Hall</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Mrs Goodchild &amp; Kane</b>
<b>CASE OFFICER</b>	<b>Debbie Willcox</b>
<b>DATE REGISTERED</b>	<b>21 April 2015</b>
<b>EXPIRY DATE</b>	<b>16 June 2015</b>
<b>APPLICANT</b>	<b>Mr Peter Wright</b>
<b>AGENT</b>	<b>CBC</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The application has been submitted by the Council and has received objections which cannot be overcome by conditions.</b>

**RECOMMENDED DECISION** **Full Application - Recommended for Approval**

### **Summary of Recommendation**

The principle of the change of use is considered to be acceptable. It is not anticipated that the proposal would result in a material increase in noise and disturbance over and above a twelve bedroom single family dwelling. Levels of parking provision are considered to be acceptable and it is not considered that the proposal would have a detrimental impact on highway safety. The proposal is therefore considered to be in accordance with the National Planning Policy Framework, policies BE8 and H9 of the South Bedfordshire Local Plan Review and policy 43 of the emerging Development Strategy for Central Bedfordshire.

### **Recommendation**

That Planning Permission be GRANTED subject to the following:

### **RECOMMENDED CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

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 Visibility splays shall be provided at the junction of the access with the public highway before the development is brought into use. The minimum dimensions to provide the required splay lines shall be 2m measured along the centre line of the proposed access from its junction with the channel of the public highway and 43m to the north west, measured from the centre line of the proposed access along the line of the channel of the public highway. The required vision splays shall, on land in the applicant's control, be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access, and to make the access safe and convenient for the traffic which is likely to use it.

(Policy BE8, SBLPR and Policy 43, DSCB)

- 3 The development shall not be occupied or brought into use until the parking scheme shown on Drawing No. CBC/001 has been completed. The scheme shall thereafter be retained for this purpose.

Reason: To ensure provision for car parking clear of the highway.

(Policy T10, SBLPR and Policy 27, DSCB)

- 4 The change of use hereby permitted shall not take place until a scheme for the parking of cycles on the site has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been fully implemented.

Reason: To ensure the provision of cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

(Policy BE8, SBLPR and Policy 43, DSCB)

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15-403-01, 15-403-02, 15-403-03, 15-403-04, 15-403-05, CBC/001.

Reason: To identify the approved plans and to avoid doubt.

### **Notes to Applicant**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from The Street Works Co-ordinator, Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8049.
3. The applicant is advised that in order to achieve the vision splays in condition 2 of the permission it may be necessary for vegetation overhanging the public highway to be removed. Prior to the commencement of work the applicant is advised to contact Central Bedfordshire Council's Customer Contact Centre on 0300 300 8049 to request the removal of the overhanging vegetation on the public highway.

4. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk).

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

Planning permission is recommended for approval for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**NOTES**

- (1) In advance of the consideration of the application the Committee were advised of additional consultation received from The Highways Officer and additional Conditions.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.