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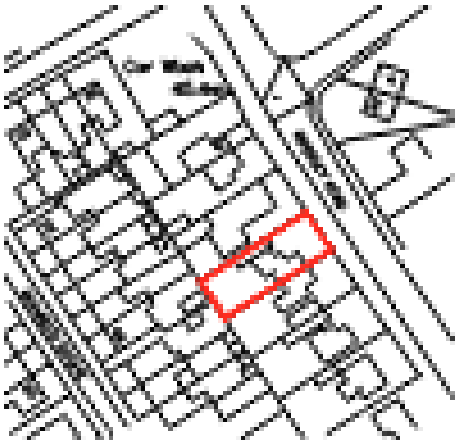
Mr Sukhpal Bains

Conversion of single dwelling to 2 flats

75 Brierley Road, Grimethorpe, S72 7EL

Site Description

The application relates to a large red brick semi-detached property located within a predominantly residential area. To the front/ side of the property is an enclosed garden with pedestrian access to the front door, vehicular access, off road parking and a detached brick-built garage. To the rear of the property is an enclosed garden area with residential properties beyond. The property has a large existing single storey rear extension projecting 5.5m with a flat roof. The property has a dwelling adjoining to the south and a shop with residential accommodation to the north.

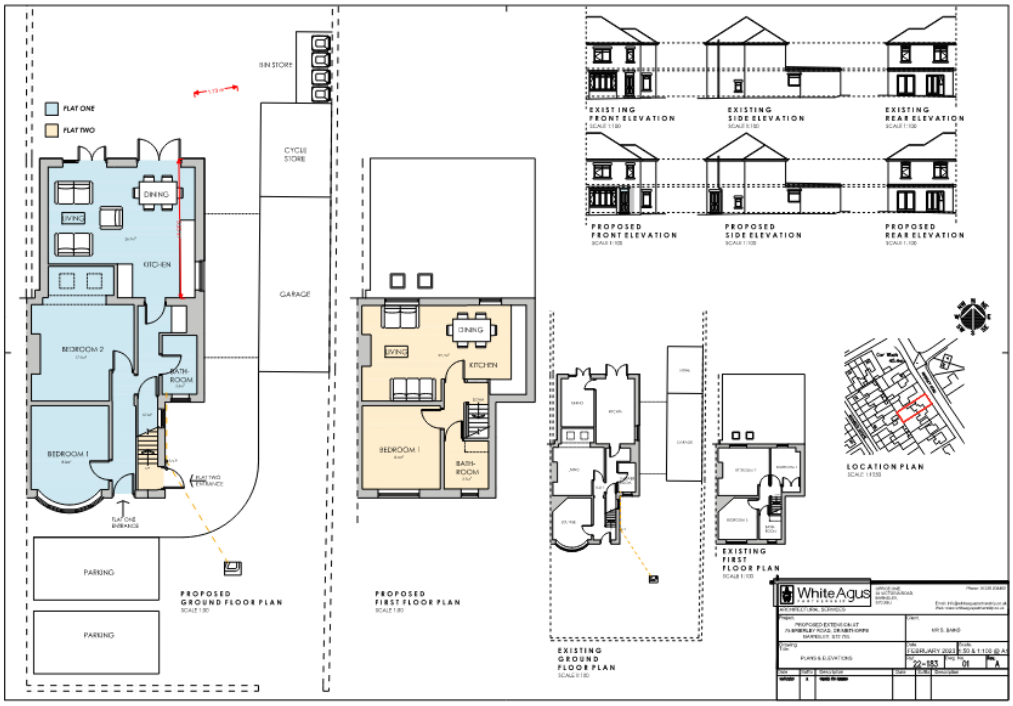


Site History

None

Proposal

The proposal is to change the use of this large family dwelling to 2 flats, a 2 bedroomed flat on the ground floor and 1 bedroomed flat on the first floor. Off street parking will be provided at the front of the property within the front garden area. The front door will move to accommodate both a front and side entrance to the flats. There are no other external alterations are proposed.



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy H9 Protection of Existing Larger Dwellings

<u>SPD's</u>

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

<u>Other</u>

South Yorkshire Residential Design Guide

<u>NPPF</u>

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

- Highways DC - No objections to the amended proposals subject to condition
- Pollution Control – Recommended condition during construction works
- Yorkshire Water – No comments
- Drainage – No objections
- Ward Councillors – No comments received
- Enforcement – The property is currently under investigation for a potential HMO

Representations

8 neighbouring properties were sent notification letters and 3 letters of objection have been received. The main points of concern.

- Parking
- The property has already been in use as a HMO for the last 12 months

Assessment

Principle of development

Local Plan policy H9 'Protection of Existing Larger Dwellings' states the loss of existing larger dwellings will be resisted. SPD 'Design of Housing Development' states that larger dwellings are those that have four or five bedrooms or are **capable** of accommodating four or five bedrooms without significant adaption.

In order to protect larger homes, the council will resist the conversion of larger homes into flats and other non-self-contained housing such as Houses in Multiple Occupation and support their re-introduction into family-sized homes. As such, the creation of 2 flats, as proposed, within a former dwelling which is capable of accommodating a 4 bedroom plus 'larger home' without significant alteration would be contrary to policy H9.

The South Yorkshire Residential Design Guide relates to the conversion of buildings to residential accommodation and outlines acceptable sizes of accommodation to protect residential amenity. The document also sets out a number of criteria that must be met in order for such application to be supported.

In any case, all new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the potential future development of a larger area of land.

Design / Visual Amenity

As outlined above, there are not any significant external alterations proposed in order to facilitate the use and as such the impact on visual amenity is acceptable

Residential Amenity

SPD: Design of Housing Development states that conversions are only allowed if the buildings and curtilage are of a sufficient size to provide suitable facilities for residents. Internal spatial standards should meet the requirements set out in the general criteria.

The external shared private space meets the requirement within both the SPD and the South Yorkshire Residential Design Guide.

The proposal is for the conversion of a single dwelling into 2 flats, a 1 bedroomed flat and a 2 bedroomed flat. The application does not state if the bedrooms are doubles or singles. The South Yorkshire Residential Design Guide sets out acceptable internal spatial standards.

The bedroom in the 1 bed flat is only a single bed size therefore the spacing will be assessed on a single bed occupation. The kitchen/living/dining falls short of the minimum 24sqm and there is no storage space indicated. Taking into account the sizes of the 2 bed flat bedrooms, this flat can accommodate 3 people with 1 double and 1 single bedroom. This also falls short of the minimum kitchen/living/dining requirement of 27sqm. As a result of spatial standards falling short of the minimum requirements residential amenity of the proposed occupiers will be compromised contrary to Local Plan Policy.

The property is semi-detached with a residential property adjoining. As the proposal will have full living accommodation on both the ground and first floor, the proposal has the potential to increase noise and disturbance through residential activity and the coming and going of residents and visitors. However, it is unlikely to be considered a significant increase over and above what could be generated through the use of a family dwelling and so is not considered a ground for refusal in this instance.

Highways Safety

Off road vehicular parking, and cycle parking provision have been proposed as part of the scheme to the satisfactory of the Highways Department and in compliance of both SPD: Parking and SPD: Design of New Housing Development.

Conclusions

The proposal is contrary to the aims of Local Plan policy, Policy:H9 which seeks the re-establishment of buildings into single family sized houses. In addition, it would make a further negative contribution within the immediate area, harming the character of the area, contrary to Local Plan policy D1 and Supplementary Planning Document 'Design of Housing Development'.

The facilities for future residents of the property would not meet the requirements set out in SPD 'Design of Housing Development' and the South Yorkshire Residential Design Guide and would be contrary to Local Plan policy GD1.

Given the comments above, the application is recommended for refusal.

Recommendation: Refuse