

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 10

PLANNING APPLICATIONS COMMITTEE: 24th April 2019

Ward: Minster

App No: 182152

Address: 12 Boston Avenue

Proposal: Change of use to 6 bedroom HMO, single storey rear extension and garage conversion.

Applicant: Mr. S. Gupta

Date validated: 19 December 2018

Target Date: 13 February 2019

Extension: 30 April 2019

RECOMMENDATION

GRANT Full Planning Permission, subject to conditions and informatives

Conditions to include:

1. Time limit for implementation (3 years)
2. Use of materials (to match existing)
3. Approved plans
4. Existing vehicle parking spaces to retained for use by occupants at all times

Informatives to include:

1. Positive and Proactive Statement
2. Terms and conditions
3. Need for building regulations
4. No automatic entitlement to parking permits
5. Construction nuisance informative
6. HMO Management Plan

1. INTRODUCTION

1.1 This application was deferred at the 3rd April 2019 Planning Applications Committee as Members of the Committee requested additional information on the planning application for 14 Boston Avenue (reference 181728) to understand the differences between these two applications. Members also requested the plans showing the proposed parking and bicycle parking arrangements to be provided.

2. Difference to Recent 14 Boston Avenue Application

2.1 The planning application for 14 Boston Avenue was for permission for the retrospective change of use from C3 residential dwellinghouse to an 8 bedroom sui generis House in Multiple Occupation. As this type of change of use requires planning permission officers could assess that application against the relevant adopted policies for converting houses to HMO use.

2.2 Officers found that the original house was too small to meet our starting minimum size of 120 square metres in floor space for conversion and the loss of a small family dwelling had occurred. There were also amenity

concerns for occupants with cramped rooms and poor facilities, including bins store and bicycle parking being located at the rear and therefore inconvenient to use as it would require going through habitable rooms to get to the front. The alternative of having these facilities on the front was not considered acceptable due to concern for the appearance and character of the street. The application was refused retrospective planning permission based on 5 reasons.

- 2.3 An appeal has been submitted (Appeal Reference: APP/E0345/W/19/3220301) against this decision. The deadline for submissions on this appeal closed on 19th March 2019 and it is to be determined by the Planning Inspectorate based on written representations.
- 2.4 The current proposal for no.12 Boston Avenue is for a C4 use where the maximum number of occupants is 6 persons. This area of Reading lies outside of the Article 4 area where permitted development rights to convert a normal dwelling to a small HMO C4 use is restricted so the change in use alone could be carried out without applying for planning permission. The applicant has however chosen to include the change to C4 use within the description of development along with the single storey rear extension, which *does* require planning permission due to its size.

3. Amended Bicycle and Bin Store and Parking Plans

- 3.1 The amended parking layout plans discussed at the 3rd April Committee are provided at appendix 1 of this report.
- 3.2 However, officers have now reconsidered the provision of the bicycle and bin store being proposed at the front of the house. The decision on 14 Boston Avenue is relevant to this because, as noted above, when seeking to overcome concerns about the bicycle and bin store being at the rear consideration was given to locating them at the front. In that case it was found that the combination of bin and bicycle store on the front would be too harmful to the appearance and character of the property and street. It is logical therefore to have the same concern in this case. In the photo below no.14 is on the left and no. 12 on the right.



- 3.3 In this context a 2m x 2.4m bicycle store and up to 2 metres in height would appear as an unusual and intrusive feature. There is evidently enough room on the front for the car parking and for bins to be located safely off the pavement where they can be reached by occupiers and refuse collectors, as any other householder would do. An informative regarding the management of HMO.s and responsibilities for waste management is recommended.
- 3.4 Officers have therefore amended their advice regarding the provision of bicycle and bin storage and car parking. On balance, as the C4 use could be implemented without any conditions imposed (save for the need to have no more than 6 persons) to be accepted as permitted development, it is not considered reasonable to insist that a covered bicycle or bin store is provided in this case.
- 3.5 However, it is reasonable to mitigate the loss of the garage space and as it is apparent that the forecourt of the site is already capable of allowing 2 cars to be parked it is recommended that a condition to require that the parking spaces are retained for use by occupants .

4. Additional information

- 4.1 Additional information has also been submitted by the applicant to respond to concerns raised at Planning Applications Committee about the potential for disturbance to be caused during construction. The applicant has confirmed:
- Hours of construction - *construction work will take place in accordance with Reading Councils policy's: <http://www.reading.gov.uk/nuisance>, Monday to Friday 08:00 - 18:00hrs* .
 - Skip - *"this will be kept on [the] driveway, hence not using any street space and 'no' inconvenience to neighbours"* .
 - Deliveries - *"all construction material deliveries are between Monday to Friday 08:00 - 18:00hrs and no deliveries on Saturdays or Sundays"* .
 - How the proposal will be built and comments in regards to works having already taken place - *"Construction will be as per existing regulations & any conditions mentioned in [the] approval statement of RBC. We will be complying with building regulations and be using services of Reading Councils Building regulations inspectors. I can further confirm no works 'what so ever' have commenced pertaining to garage conversion and rear extension"* .
- 4.2 It is not usual to impose construction methods conditions on applications for single storey rear extensions and internal conversions but it is our standard practice to provide applicants with information on nuisance regulations and advice on being considerate to neighbours. This is recommended above.

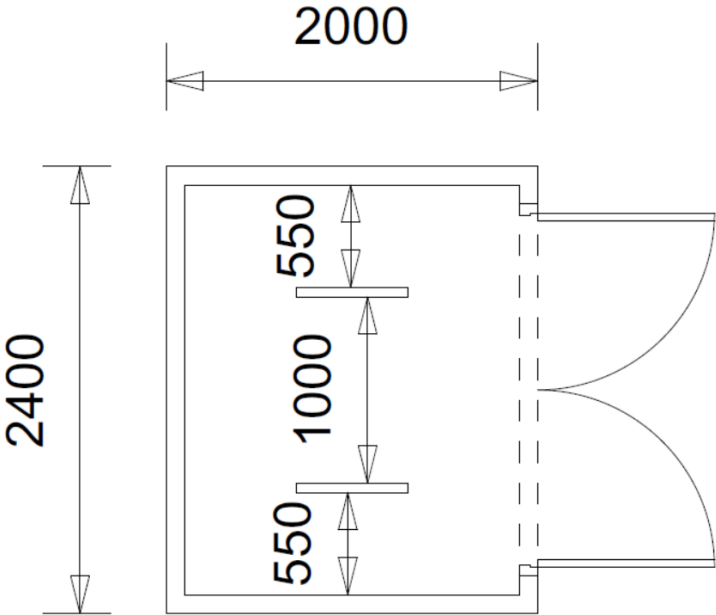
Appendices

Appendix 1 - Amended plans for bicycle and bin store and car parking.

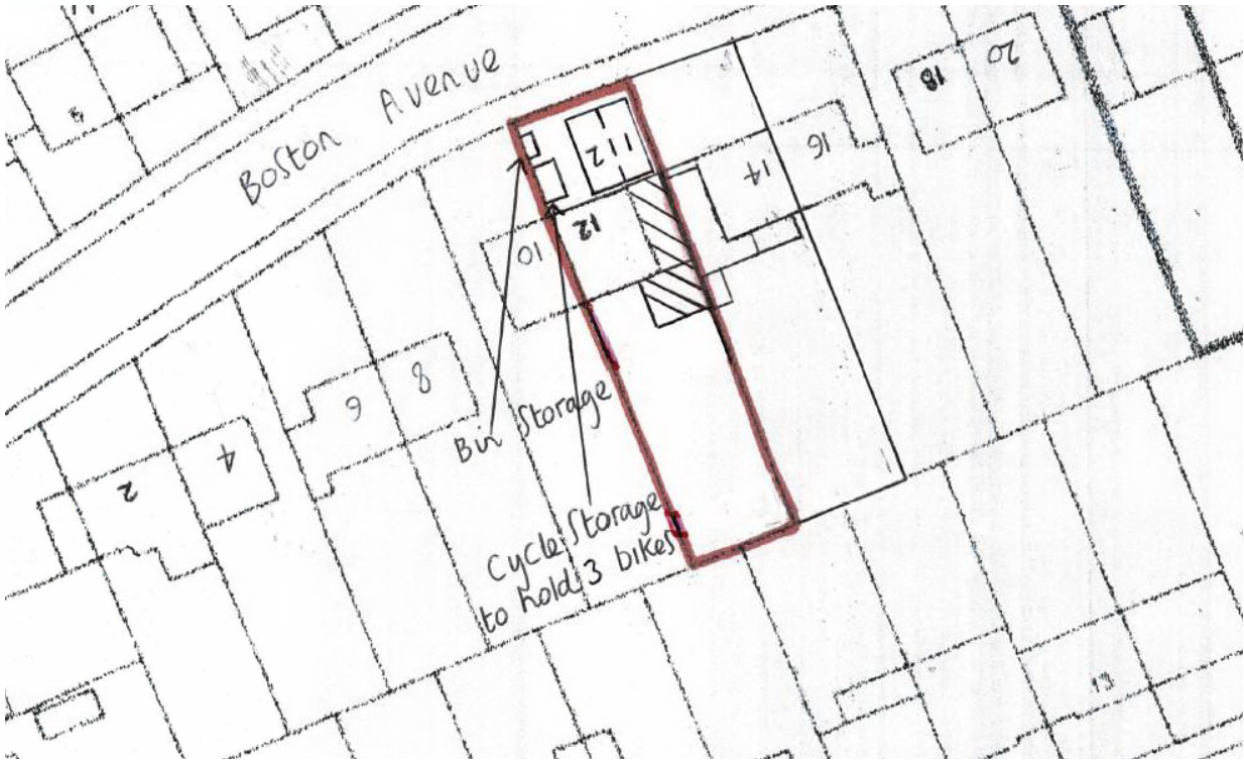
Appendix 2 - Officer report to 3rd April 2019 Planning Applications Committee

Case Officer: James Overall/Julie Williams

Appendix 1 - Plans



Sheffield Stand Bike Storage Plan



Proposed Block Plan showing cycle & bin storage and vehicular parking