

**A02**

**F/TH/20/0338**

**PROPOSAL:** Change of Use from 4 bed dwelling to 5 bed House of Multiple Occupancy

**LOCATION:** 111 West Dumpton Lane RAMSGATE Kent CT11 7BL

**WARD:** Sir Moses Montefiore

**AGENT:** No agent

**APPLICANT:** Huseyin Kale

**RECOMMENDATION:** Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**GROUND:**

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered named proposed floor plan received 30 March 2020.

**GROUND;**

To secure the proper development of the area.

3 No more than five persons shall occupy the property as principal or main residence at any one time.

**GROUND:**

In the interests of neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan.

**INFORMATIVES**

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

## SITE, LOCATION AND DESCRIPTION

The site comprises a two storey semi-detached dwelling located at the northern end of an offshoot of West Dumpton Lane. The property has a hipped and pitched roof design with the first floor primarily being located within the roof. The site is accessed by a single track road located between 107 and 113 West Dumpton Lane which is partially hard surfaced and partially unmade. A turning head is located part way along this road between numbers 113B and 109 West Dumpton Lane. An area of undeveloped land is located to the north of the application site which is within the applicants ownership.

## RELEVANT PLANNING HISTORY

F/TH/05/0025 - Erection of a first floor, pitched roof extension to side of dwelling and extension to main roof to provide additional accommodation and alterations to existing access. Granted 11 May 2005.

F/TH/98/0712 - Erection of a single storey flat roof rear extension. Granted 23 September 1998

Land Adjacent to 111 West Dumpton Lane Ramsgate

F/TH/04/1224 - Erection of a detached, three-bedroom, chalet bungalow incorporating an integral garage together with alterations to existing dwelling consisting of the erection of pitched roof over existing flat-roof extension to west, erection of pitched-roof, first-floor extension over flat roof to north and provision of integral garage. Refused 01 December 2004 due to increase in traffic and loss of outlook to neighbouring dwellings. Dismissed at appeal 07 June 2006.

## PROPOSED DEVELOPMENT

The proposed development is the change of use from 4 bed dwelling to 5 bed House of Multiple Occupancy (HMO). No external changes are proposed to facilitate the change of use and the maximum number of proposed occupants is five.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2020**

HO19 - House in Multiple Occupation

QD02 - General Design Principles

QD03 - Living Conditions

TP02 - Walking

TP03 - Cycling

TP06 - Car Parking

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

Six letters of objection have been received raising the following concerns:

- Inadequate access
- Increase in traffic
- Noise and disturbance
- Damage to neighbouring properties
- Anti social behaviour
- Impact on water pressure
- Parking
- Loss of privacy
- Criminal background checks should be conducted on future residents

## CONSULTATIONS

**TDC Housing** - The Thanet District Council Amenity Guidelines suggest that 16 sq m is needed for any double person room, where there is no living room (shared or private) available and 11 sq m for any single person room. Some of the rooms may be large enough for double person rooms.

We expect to see one shared kitchen per five occupiers and so on that basis, despite some of the rooms being large enough to be used as double person rooms, the maximum permitted number of persons would be five.

There are no licensed HMOs within 100m of the property. I have no information as to whether there are any smaller HMOs with shared accommodation (up to 4 persons) in the vicinity. As such smaller HMOs are not licensable, we have no records as to their whereabouts.

## COMMENTS

This application has been brought to committee by Cllr Albon for members to consider the impact of the proposed use and development upon the area.

### **Principle**

The site is located within the urban confines of Ramsgate and comprises an existing residential dwelling.

Policy HO19 states that proposals for Houses in Multiple Occupation (HMO's), either through conversion of existing buildings or new built development, will not be permitted in those parts of the Cliftonville and Margate Central Wards as illustrated on the policies map.

Elsewhere proposals will be permitted where the development:

- 1) Does not give rise to an unacceptable impact on the living conditions of neighbouring residents through noise or general disturbance;

- 2) Does not result in an intensification or concentration of such uses which is detrimental to the amenity and character of the neighbourhood (having regard to the criteria set out in para 11.34 by way of guidance)
- 3) Provides suitable arrangements for car parking, or adequate on-street parking is available within the vicinity of the site and
- 4) Provides suitable arrangements for the storage and collection of waste

The principle of development is therefore considered acceptable subject to all other material considerations.

### **Character and Appearance**

The proposed development makes no changes to the external appearance of the property.

The Council's Housing Officer has confirmed that there are no licensed HMOs within 100m of the property and there is no planning history to indicate that there are any smaller HMOs within close proximity to the site.

The existing property has four bedrooms, one on the ground floor and three at first floor level. The existing lounge could be converted to a bedroom for use in association with the existing dwelling without the benefit of planning permission and therefore the existing property could accommodate a greater number of residents than the 5 proposed as part of this application.

Bin storage could be accommodated within the curtilage of the existing dwelling and collected similar to the existing arrangements.

Given that there are no external changes and the limited number of proposed residents, it is considered that the proposed development would have no significant impact upon the character and appearance of the area, in line with policy QD02 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

Whilst the proposed HMO would accommodate up to 5 unrelated people, there is no reason to assume that the occupants would cause more noise and disturbance or anti-social behaviour than people living in the property as a single household.

The Council's Housing Licensing Officer has confirmed that the property would meet the requirements for a HMO for up to 5 people. All habitable rooms would benefit from natural light and ventilation and there is an amenity area at the rear that would be accessible for all residents.

It is therefore considered that the proposed development would have no significant impact upon the living conditions of the neighbouring residential property occupiers and would provide an acceptable standard of accommodation for the future residents in line with policy QD03 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

## **Transportation**

The existing dwelling benefits from off street parking for a number of vehicles and this application proposes no changes to the existing parking arrangement. The existing property has four bedrooms and the proposed HMO would accommodate up to 5 people. Whilst the site is accessed through a narrow lane this is an existing arrangement and it is considered that due to the limited number of residents proposed within the property and the properties existing capacity, there would be no significant increase in demand for parking or harm to highway safety as a result of the proposed development.

## **Financial Contributions**

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

Whilst the proposed HMO increases the number of bedrooms in the property from four to five, the HMO would be restricted to a maximum of five residents at any one time. Furthermore the lounge could be converted to a bedroom without the need for planning permission if the property was to remain as a single dwelling. It is therefore considered that given the size and number of bedrooms within the existing property, the permitted development fallback position, and the restriction of 5 residents within the HMO, that there would not be an increase in the number of people accommodated by the dwelling. A contribution to mitigate against increased recreational pressure upon the special protection area has therefore not been requested in this instance.

## **Other Matters**

Damage to neighbouring properties is a civil matter and does not form a material consideration in the determination of this application.

No changes are proposed to the scale of the property and therefore there is not considered to be any significant impact upon water supply to the neighbouring properties.

Concern has been raised about the need for checks to be completed on the residents of the property. The sale and rental of properties is subject to separate legislation and checks on the future owners or residents cannot be required through the planning system.

**Conclusion**

The proposal would accord with Policy HO19 and therefore it is recommended that planning permission is approved.

**Case Officer**

Duncan Fitt

TITLE: F/TH/20/0338

Project 111 West Dumpton Lane RAMSGATE Kent CT11 7BL

