

a) **DOV/22/01601 – Change of use from residential to guest house (Use Class C1) - 233 Folkestone Road, Dover**

Reason for report – Number of contrary views (11)

b) **Summary of Recommendation**

Planning permission be granted

c) **Planning Policy and Guidance**

Core Strategy Policies (2010): CP1, DM1, DM13

Draft Dover District Local Plan (March 2023)

The Submission Draft Dover District Local Plan is a material planning consideration in the determination of applications. At submission stage the policies of the draft plan can be afforded some weight, depending on the nature of objections and consistency with the NPPF. The relevant policies are: E4

National Planning Policy Framework (NPPF) (2021): Paragraphs 7, 8, 11, 130

d) **Planning History**

DOV/06/00778 – Change of use to single residential dwelling. Granted.

DOV/06/00094 – Retrospective application for the change of use to a House of Multiple Occupation. Withdrawn.

DOV/01/00676 – Single storey rear extension. Granted.

DOV/ 00/01032 – Construction of first floor extension. Granted.

DOV/97/00469 – Change of use of room numbers 1 and 7 to letting rooms. Granted.

DOV/90/01408 – Change of use from 3 bedroom guest house to 5 bedroom guest house. Granted.

DOV/90/01242 – Provision of a double sided internally illuminated post mounted sign. Granted.

e) **Consultee and Third-Party Representations**

Representations can be found in the online planning file, a summary is provided:

Dover Town Council – Object as parking is inadequate, facilities are insufficient and bathrooms are not on all the floors.

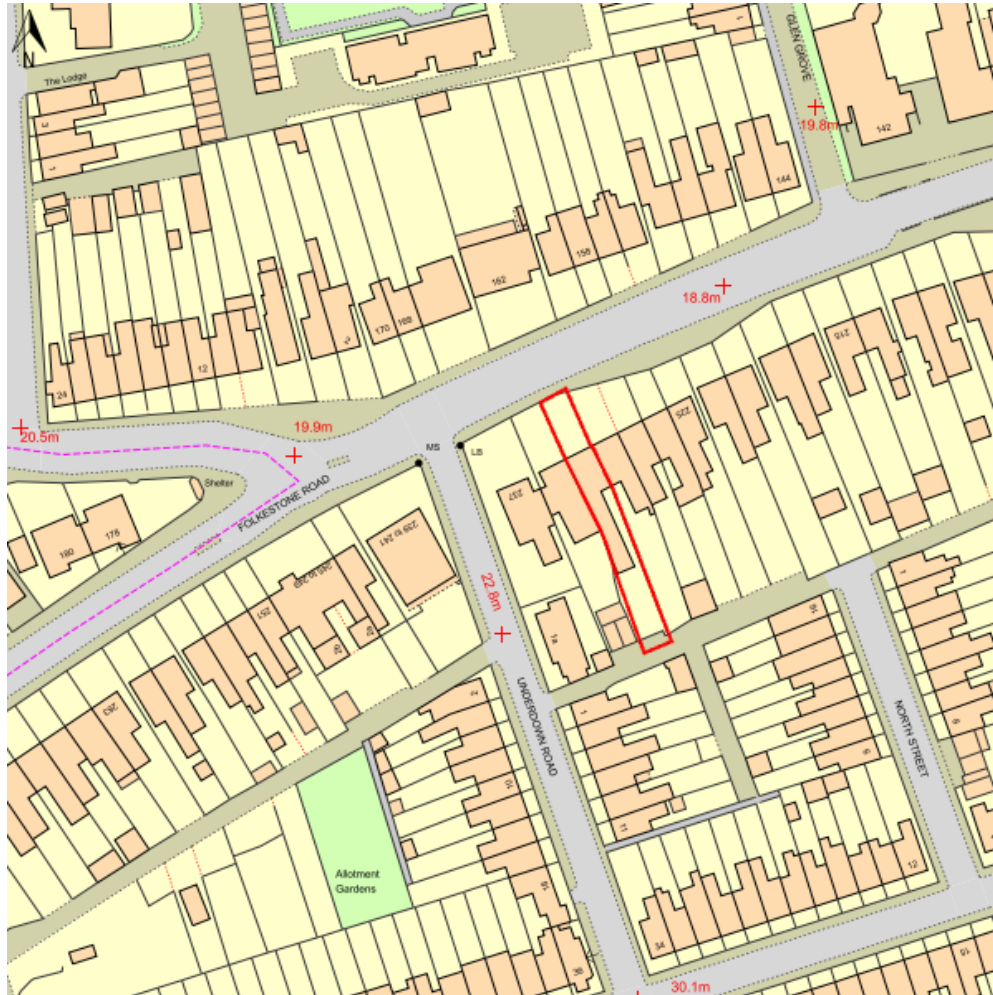
Third party Representations: 10 objections have been received and summarised below:

- Concern over anti-social behaviour
- Increase in rubbish
- Too many houses with too many people on this road
- Looks like a HMO not a guest house with residents sharing a lounge, kitchen and for some a bathroom and a toilet.
- Inadequate parking.

- Increased noise.

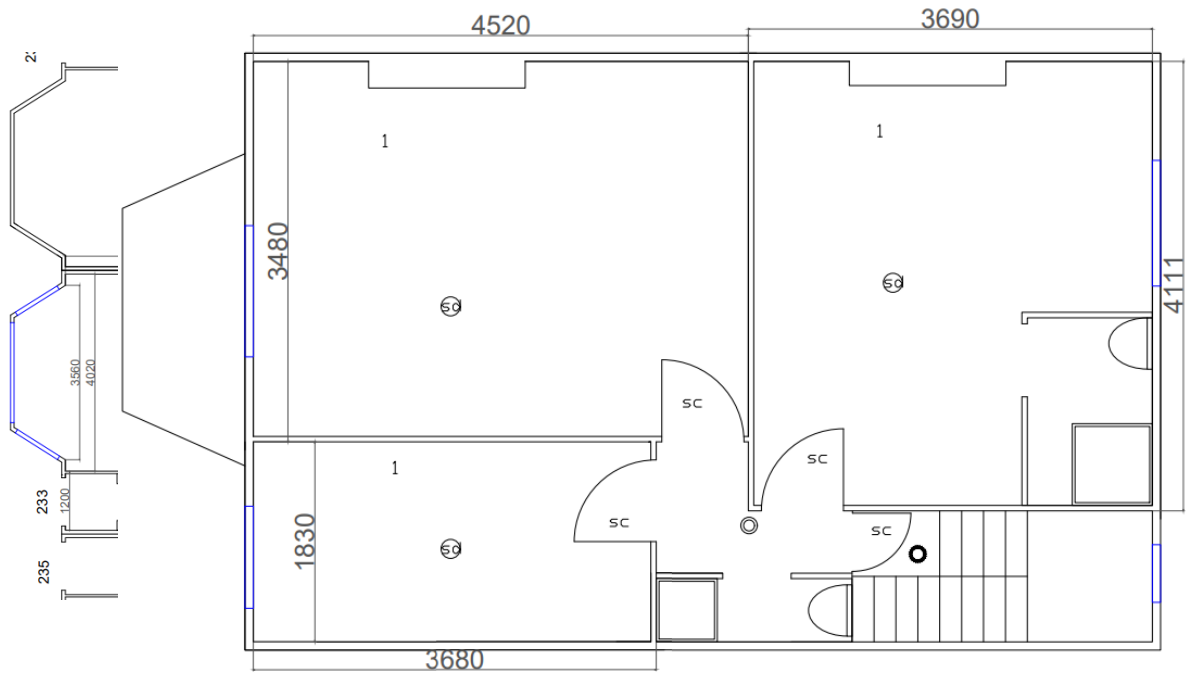
**f) 1. The Site and Proposal**

1.1 The application site comprises a terraced three storey dwelling on the southeast side of Folkestone Road, which lies within the urban boundary of Dover. The dwelling is finished in brick, with white uPVC windows and a tiled roof. The street comprises of a mixture of detached, semi-detached and terraced dwellings.

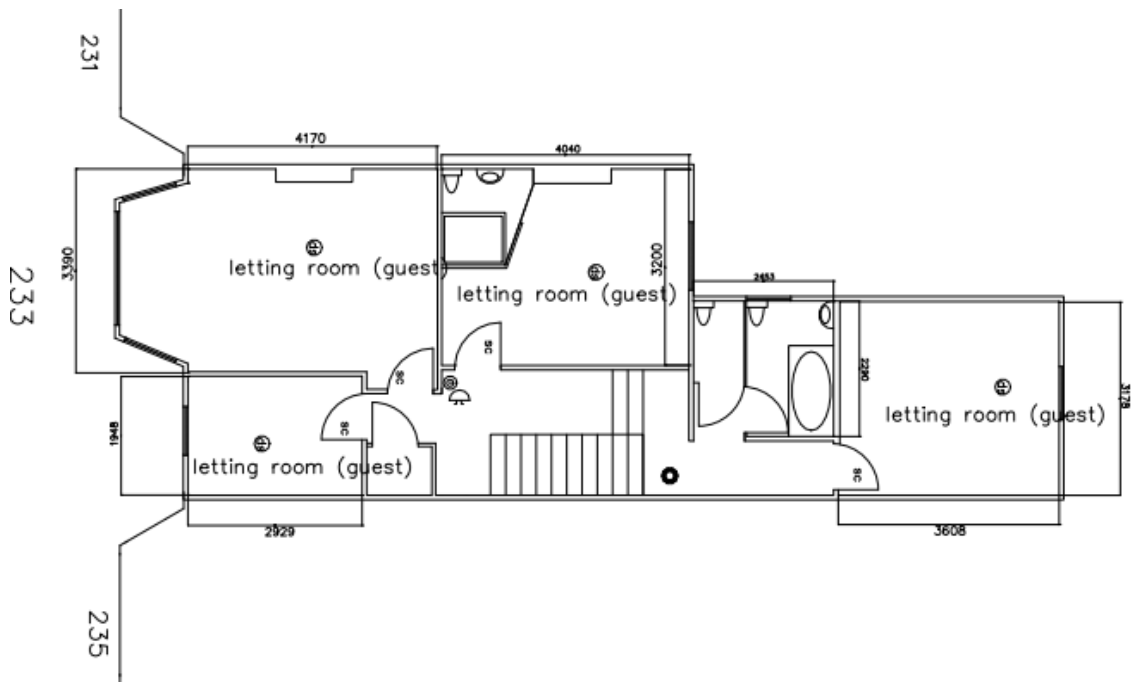


**Figure 1 – Site Location Plan**

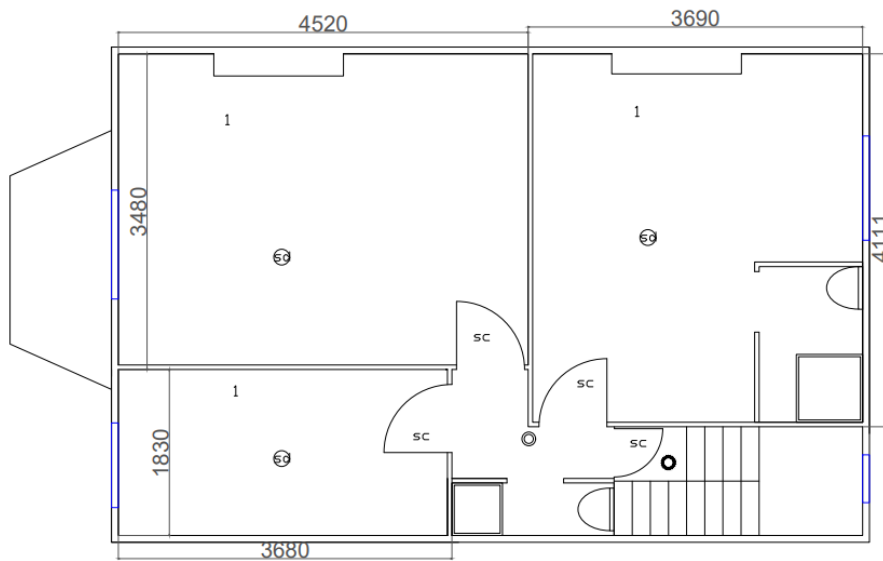
1.2 The site slopes slightly upwards from the front to the rear boundary. The dwellinghouse is bounded by 231 Folkestone Road to the northeast, and 235 Folkestone Road to the southwest. The application is for the change of use from residential to guest house (Use Class C1). The guest house would include 1 letting room on the ground floor as well as a reception room, kitchen, lounge and bedroom. The first floor would include four letting rooms and a bathroom and the second floor would include three letting rooms, one of which would have an en-suite toilet.



**Figure 2 - Proposed ground floor plan**

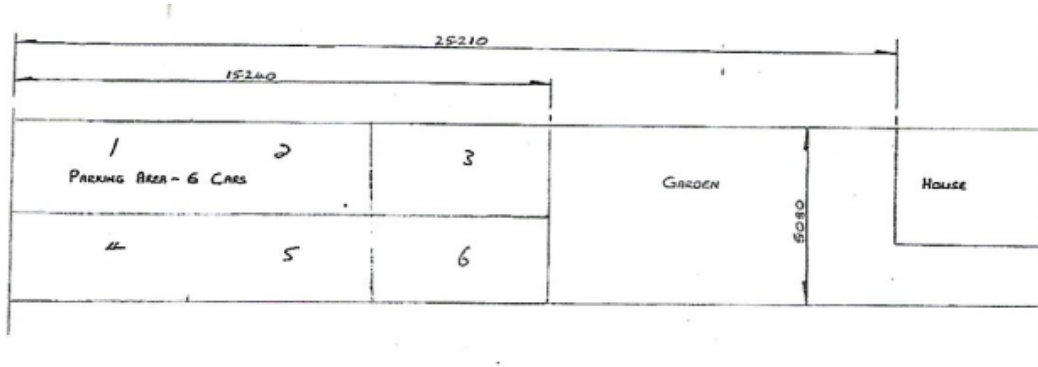


**Figure 3 – Proposed first floor plan**



**Figure 4 – Proposed second floor plan**

1.3 Parking for up to 6 cars is proposed to be provided to the rear of the dwelling on hardstanding which is already in situ.



**Figure 5 – Proposed car parking layout**

## 2. Main Issues

2.1 The main issues for consideration are:

- Principle of the development
- Residential amenity
- Parking

### Assessment

#### Principle of Development

2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 2.3 The proposed development is within the urban boundary of Dover. As such it is acceptable in principle, having regard to policy DM1, subject to its details and any material considerations.
- 2.4 Due to the location and nature of the proposals it is considered that the guest house would be suitable for use by tourists to the Dover area. Policy E4 of the draft Dover District Local Plan covers the provision of new accommodation in the district. It is considered that the guest house is appropriate for this location in accordance with this policy. Tourism facilities such as guest houses enable the growth of tourism and the visitor economy sector and encourages more visits to, and long stays in, the District. Further to this, section 6 of the NPPF, 'Building a strong, competitive economy', further supports the addition of businesses which in turn would support economic growth and productivity.
- 2.5 No changes will be made to the external appearance of the building and therefore there would be no impact on visual amenity as a result of the proposals.

#### Residential Amenity

- 2.6 The application site is within a built-up residential area which is located a short distance from the town centre. Within close proximity there are already many other guest houses. Objections have raised concern over an increase in anti-social behaviour, noise and rubbish in the area. Some of these concerns not considered to be material to this application; however, noise and impacts on the character to the area are material planning considerations which could be through the submission of a Management Plan.
- 2.7 It is intended for a manager to occupy the guest house on the ground floor which would help control the behaviour of paying guests. In addition, a condition has been included which requires the submission in advance of the use commencing to set out how the site would be managed and further details of the booking criteria, management of car parking and refuse on the site. On this basis it is not considered that noise, anti-social behaviour would be increased to an unacceptable degree, such that a refusal could be justified.
- 2.8 The standard of accommodation, whilst suitable for shorter term guest house accommodation, would not be suitable for long term accommodation. The application has been submitted on the basis of this shorter term use, which would be acceptable, however it is considered that it would be reasonable to control the length of stays by condition.

#### Parking

- 2.9 Parking for up to 6 cars would be provided to the rear of the guest house on a concrete hard standing which is already in situ. This would be in the form of tandem parking. Whilst tandem parking is not the preferred form of parking, in this case it is considered acceptable due to the nature of the proposals and the fact that parking for 6 cars would keep people from parking along an already busy stretch of road. However, how this is managed and controlled would need to be addressed in the submitted Management Plan.
- 2.10 The application site is located within close proximity to bus stops and also within walking distance to Dover Priory train station, making the site highly accessible via public transport which would lessen the need for the use of cars. Whilst we don't

support the use of tandem parking for a guest house, parking is not necessarily needed due to its central location near the town centre and public transport. Policy E4 of the draft Dover Local Plan states that serviced visitor accommodation will be supported within confines if there is appropriate provision for parking and access. There are also several other guest houses in close proximity to this site. For the reasons described above it is considered that the parking and access arrangements are appropriate for the guest house's central location and therefore meets the requirements of policy E4.

### **3. Conclusion**

- 3.1 For the reasons outlined above, the proposals are considered unlikely to result in undue harm to the residential amenities of surrounding occupants. Further to this, due to the location of the guest house and its probable use as tourist accommodation it is considered that the parking provided would be acceptable as many tourists would be likely to access the guest house via public transport, therefore lessening the need for parking spaces on site. Consequently, the proposals accord with the aims and objectives of the NPPF.

### **g) Recommendation**

- I PLANNING PERMISSION BE GRANTED, subject to the following conditions:
1. Time Limit
  2. Approved plans
  3. Management plan
  4. Occupancy restrictions
- II Powers to be delegated to the Head of Planning and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Alice Pitts