

Agenda Item A16	Committee Date 27 July 2009	Application Number 09/00533/DPA
Application Site 14 Prospect Grove, Morecambe	Proposal Change of use from private dwelling to offices incorporating guest accommodation	
Name of Applicant Lancaster City Council	Name of Agent Lancaster City Council Housing Services	
Decision Target Date 17 August 2009	Reason For Delay Not applicable	
Case Officer	Peter Rivet	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

1.1 Number 14 is a two storey, two bedroom detached house in the centre of a group of old people's bungalows, built by the former Morecambe Borough Council. It was provided for a resident warden. There is a garden at the rear, with a detached garage accessed off the back lane behind Rosebery Avenue.

2.0 The Proposal

2.1 Changes in the management arrangements for the site mean that there is no longer a full time resident warden. Instead, the site is to be looked after by three non-resident site managers who will also be responsible for Penhale Gardens in Heysham and Altham Walk in Westgate. It is therefore proposed to use the first floor accommodation as offices for them. The ground floor is to be adapted to provide a guest bedroom with an en-suite bathroom, for use by people visiting friends or relatives living in the bungalows.

2.2. The outside appearance of the building will not be affected. The small garden at the back of the property will be maintained by Council Housing Services, and it is expected that the lock up garage will be used for storage purposes.

3.0 Site History

3.1 There have been no recent planning applications involving this site.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultees	Response
Lancashire County Council Highways	No highway objections.

5.0 Neighbour Representations

5.1 None, at the time this report was prepared.

6.0 Principal Development Plan Policies

6.1 Policy SC4 of the Lancaster District Core Strategy sets out the principles which are intended to ensure that housing needs within the District are met.

7.0 Comment and Analysis

7.1 This proposal arises from the changing management needs of the local authority's housing stock. From a land use planning perspective, its impact on the surrounding area will be minimal and it is considered that the proposal is appropriate in terms of principle and neighbouring amenity.

8.0 Conclusions

8.1 Taking the above matters into account, there are no land use planning reasons to object to the proposal.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard five year condition.
2. Development to be carried out in accordance with the approved plans.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

None.