

Agenda Item A15	Committee Date 7 December 2009	Application Number 09/01070/DPA
Application Site 7, 9, 11 And 11A Bold Street Heysham Lancashire	Proposal Demolition of third floor and rebuild roof over second floor to create four bedroom dwellings	
Name of Applicant Lancaster City Council	Name of Agent Mr Philip Armistead	
Decision Target Date 30 December 2009	Reason For Delay None	
Case Officer	Andrew Holden	
Departure	No	
Summary of Recommendation	Approval subject to conditions	

1.0 The Site and its Surroundings

- 1.1 The application site is located on the west side of Bold Street, close to the junction of Heysham Road and Cavendish Road, Heysham. The site comprises four of the terrace of six properties located between Cavendish Road and the rear alley running to the rear of the health centre. The properties currently have accommodation over four floors (three storeys with roof space accommodation). The nature of the accommodation varies with one occupied as a dwelling over all four floors, but the others have historically been subdivided into self-contained flats and bedsits, some of which are currently occupied whilst others are boarded up. The properties are stone faced to the Bold Street elevation with render to the rear elevation facing the rear alley and open land.
- 1.2 The open land to the west/south of the site is fenced off and was historically used for the storage of cars in connection with Marlborough Road Garage and more recently as an independent used car lot. The plot is currently vacant and empty. The northern side of Bold Street is wholly residential with a long terrace of two storey properties. The properties are in a poor condition and generally of a poorer quality and build. A small commercial area is close by on Heysham Road with the local health centre at the end of Bold Road.

2.0 The Proposal

- 2.1 The application is seeking to remove the upper floor and roof of the four properties, reduce the overall height of the building by a single storey and then construct a new roof over, resulting in the creation of four-bedded houses for single family occupation. Internally, the dwellings are to have two reception rooms with a generous kitchen to the rear. The upper floor is to have two bedrooms with a separate bathroom and two additional bedrooms within the roof space. The external envelope will be refurbished with new windows, replace/renew timberwork, render and stone cleaning to the front elevation. The small garden area to the front elevation will be enclosed by the retention and renovation of the low stone wall with new railings on top.

3.0 Site History

3.1 The site has a limited planning history with a single application changing 11a Bold Street into 3 self contained flats. The permission was subsequently implemented and forms part of the densely occupied properties within the application site.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Environmental Health	No comments received at the time of compiling this report.
County Highways	No observations.
Housing Policy	Support for the proposal -as it develops family housing and removes poorer quality accommodation.
Parish Council	Morecambe Town Council raise no objections to the proposed development

5.0 Neighbour Representations

5.1 None to date - any comments will be reported directly to the committee.

6.0 Principal Development Plan Policies

6.1 Lancaster District Local Plan – Policy **H19** is relevant (Development on Small Sites in Lancaster, Morecambe, Heysham and Carnforth).

6.2 Lancaster District Core Strategy – the following policies are relevant:

SC1 - Sustainable Development.

SC2 - Urban Concentration.

SC4 - Meeting the District's Housing Requirements.

SC5 - Achieving Quality in Design.

7.0 Comment and Analysis

7.1 The West End Masterplan identifies the site as being located within Area 11 - Promenade and Battery, which is an area where 'high intervention' is anticipated. The Plan generally seeks to introduce family-sized accommodation within the area whilst lowering housing density by removing poor quality flatted accommodation. In particular, Area 11 seeks remodelling of this block of terraced properties as well as the terrace forming the eastern side of Marlborough Road. The northern side of Bold Street is considered for demolition and new build.

7.2 Some elements of these aims have already been implemented. Properties on Marlborough Road are currently being demolished with consent for replacement dwellings already in place. The higher numbered terraced properties on the same side of the road as the application site are being renovated with improvements to the external envelope. Discussions are ongoing in respect of the poorer quality smaller terraced properties to the other side of Bold Street.

7.3 It is understood that the remodelling of the properties is being wholly funded by the City Council. Monies have been identified in the Private Sector Housing Capital Programme 2009/10 approved in July 2009. Work to the neighbouring Marlborough Road has been funded through the Homes and Communities Fund and partnership work with Adactus Housing.

7.4 The current application seeks to address the aims of the both the West End Master Plan and current planning policy, which seek to ensure the development of sustainable housing in appropriate locations. Core Strategy Policy SC2 seeks to ensure that 90% of new dwellings are constructed within the main urban areas. This proposal accords with that aim and will secure the replacement of a number of poor quality residential flats and bedsits with good sized family homes. The buildings themselves are considered to be generally sound and of sufficient quality to be retained. This

approach retains the street presence of the stone fronted buildings, allows for full refurbishment and external improvements in addition to satisfying the aim to provide good-quality homes of an appropriate scale. Following completion of the development it is understood that the properties will be sold as open market housing.

- 7.5 The applicant has expressed a clear intention to develop energy efficient housing with contributions from domestic renewable energy sources. The scheme is seen as a flagship project and an approach that can hopefully be repeated. Details of the renewables have yet to be confirmed but solar panels, ground source heat pumps or photovoltaic panels/tiles are all being investigated. It is anticipated that these details will be available in time for the committee meeting.

8.0 Conclusions

- 8.1 Overall, it is considered that the scheme accords with policy guidance for the area and the wider District and represents an opportunity to maintain and improve existing domestic properties, thus fulfilling the aims and objectives of the West End Masterplan by removing small poorer quality residential accommodation and providing family housing. The application can therefore be supported subject to appropriate planning conditions.

Recommendation

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

1. Standard 3 years time limit
2. Development to be completed in accordance with the approved scheme
3. Samples of render and replacement stone/roof slates to be agreed
4. Detail of renewable energy sources to be agreed - 10% energy production
5. Details of railings to be agreed
6. Details of new front windows to be agreed
7. Hours of construction 8am-6pm Monday to Friday
8. As may be required by the consultees.

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.