

<b>DECISION DATE</b> 13 July 2005	<b>APPLICATION NO.</b> 05/00640/CU A17	<b>PLANNING COMMITTEE:</b> 27 June 2005
<b>DEVELOPMENT PROPOSED</b>  <b>CHANGE OF USE TO THREE MAISONNETTES</b>		<b>SITE ADDRESS</b>  <b>70 SANDYLANDS PROMENADE, HEYSHAM, MORECAMBE, LA3 1DW.</b>
<b>APPLICANT:</b>  Ms C. Lemmer, 33 Millpond Estate, West Lane, London, SE16 4LZ.		<b>AGENT:</b>  Designed Images.

#### **REASON FOR DELAY**

Not applicable.

#### **PARISH NOTIFICATION**

Heysham Neighbourhood Council - No observations received at the time this report was drafted.

#### **LAND USE ALLOCATION/DEPARTURE**

Within the area covered by the West End Masterplan.

#### **STATUTORY CONSULTATIONS**

**Engineering Services** - No objections from a highway point of view.

**Strategic Housing** - Concerned about arrangements for storage of refuse; also point out that the scheme involves the creation of a single bedroom flat, which is contrary to the objectives of the West End Masterplan.

#### **OTHER OBSERVATIONS RECEIVED**

None, at the time this report was drafted.

#### **REPORT**

This application was originally expected to be dealt with under delegated powers. It has been brought to your committee's attention because of Strategic Housing's concern that the proposal could conflict with the objectives of the West End Masterplan.

This is a very large mid terraced property overlooking the sea. It has six floors including a semi-basement and an attic. It is currently vacant, but it is evident from the internal layout plan provided and the row of doorbells in the front porch that it was last used as a house in multiple occupation.

The applicant's proposal involves converting it into three self-contained maisonettes, arranged as follows:

- Unit 1 Lower ground floor: three bedrooms, one with en-suite bathroom.  
Ground Floor: living room, dining room, and bathroom.
- Unit 2 First floor: living room, dining room/kitchen.  
Second floor: two bedrooms and a bathroom.
- Unit 3 Third floor: living room, dining room/kitchen, bathroom.  
Attic: one large double bedroom.

The proposal has to be assessed in relation to policy H21 of the Lancaster District Local Plan, which deals with flat conversions, and the principles set out in the West End Masterplan. As the property was formerly in multi-occupation it falls outside the restrictions, it does not involve the creation of additional units of living accommodation, and is not affected by SPG16.

So far as policy H21 is concerned, room sizes are generous and meet the standards set out in appendix 2 of the Local Plan. The only weakness is that the upper level maisonettes will not have access to the back garden. An enclosed bin store needs to be provided; the applicant's agent has been asked to provide an amended drawing showing this. As Strategic Housing point out the top maisonette will be a single bedroom one but it is difficult to see how else a property of this size and layout could be adapted. It was almost certainly designed as a guest house, and not for single family occupation.

Subject to the receipt of a satisfactory amended plan dealing with refuse storage, Members are recommended to support the proposal.

## **HUMAN RIGHTS ACT IMPLICATIONS**

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). There are no issues arising from the proposal which appear 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.

## **RECOMMENDATIONS**

**THAT PERMISSION BE GRANTED** subject to conditions as follows:

1. Standard five year condition.
2. Amended plans dealing with provision of a bin store.
3. Development to be carried out in accordance with the approved plans.