

DECISION DATE 20 July 2005	APPLICATION NO. 05/00729/DPA A31	PLANNING COMMITTEE: 27 June 2005
DEVELOPMENT PROPOSED CHAGE OF USE FROM CITIZENS ADVICE BUREAU TO DWELLING		SITE ADDRESS 99 RYELANDS ROAD, LANCASTER, LA1 2RA.
APPLICANT: Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1PJ.		AGENT: Lancaster City Council

REASON FOR DELAY

None.

PARISH NOTIFICATION

None.

LAND USE ALLOCATION/DEPARTURE

The property lies within a residential area as defined by the Lancaster District Local Plan. It also lies immediately adjacent a Primary Bus Corridor and the Strategic Cycle Network.

STATUTORY CONSULTATIONS

Engineering Services - No highway or drainage objections.

County Highways - Views awaited.

OTHER OBSERVATIONS RECEIVED

None.

REPORT

This City Council application seeks consent to change the use of an existing Citizen's Advice Bureau to a single dwellinghouse.

The property that is the subject of this proposal is an end terrace located on the eastern side of Ryelands Road at its junction with Torrisholme Road.

Some Members may recall that planning permission was granted in July 1999 (Planning Reference 99/00522/DPA) for the conversion of a residential property to a Citizen's Advice Bureau and drop-in centre for the Ryelands community. It was always envisaged that the change of use would be a temporary one, although a permanent consent was granted because of uncertainties regarding the length of tenure.

The premises have until recently been used by SureStart. However they will shortly be using purpose-built accommodation elsewhere in the City and this property is now vacant, with no demand for offices in this predominantly residential location.

In terms of housing oversupply this would create an additional dwelling. However this is a prominent corner site and the single residential use would bring the property back into beneficial use.

It is for these reasons that Members can be advised that the application can be supported.

HUMAN RIGHTS ACT

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal that 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.

REASONS FOR APPROVAL

The decision to grant planning permission has been taken having regard to policies in the Lancashire Structure Plan and policy No. SPG 16 in the Lancaster District Local Plan together with all other relevant consideration

RECOMMENDATIONS

THAT PLANNING PERMISSION BE GRANTED subject to the following conditions: -

1. Development as per the approved plans.
2. Use of the property to be used as a single dwelling house only.