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| Agenda Item A12 | Committee Date 5 June 2015 | Application Number 15/00310/CU |
| Application Site 92 Clarendon Road West Morecambe Lancashire LA3 1SD | | Proposal Change of use of ground floor shop (A1) to one 2-bed flat (C3) and additional residential accommodation for one of the existing first floor flats, removal of existing shop front and construction of two replacement bay windows |
| Name of Applicant Mr A. Scotucci | | Name of Agent Building Plan Services |
| Decision Target Date 28 May 2015 | | Reason For Delay Committee Cycle |
| Case Officer | | Mrs Kim Ireland |
| Departure | | No |
| Summary of Recommendation | | Approval |

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the applicant is a close relative to an employee of Lancaster City Council and as such the proposal must be determined by the Planning Committee.

1.0 The Site and its Surroundings

1.1 The property which forms the subject of this application relates to a three storey end terrace located on Clarendon Road West in Morecambe. The surrounding area mainly consists of terrace properties with a small number of commercial and community properties which include a hot food takeaway and West End Primary School. The property is also just over 100m away from Regent Road, which is the centre of the West End of Morecambe.

1.2 The site is unallocated in the Lancaster District Local Plan.

2.0 The Proposal

2.1 The application proposes the change of use of the existing shop to the ground floor to a one two-bedroom flat and additional residential accommodation to the existing first floor flat which includes the removal of the existing shop front and construction of two replacement bay windows.

3.0 Site History

3.1 There is no relevant planning history related to this application.

4.0 Consultation Responses

4.1 The following responses have been received from statutory and non-statutory consultees:

| Consultee | Response |
|----------------------------------|----------------------|
| Parish Council | No observations made |
| City Contract Services | No observations made |
| County Highways | No objections |
| Strategic Housing Policy Officer | No observations made |
| Fire Safety Officer | No objections |

5.0 Neighbour Representations

5.1 At the time of compiling this report no representations have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 17 - 12 Core Principles

Paragraphs 14 – Presumption in Favour of Sustainable Development Criteria

6.2 Development Management DPD

DM35 – Key design principles

DM44 – Residential Conversions

Appendix E: Flat Conversions

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable development

SC2 – Urban construction

SC4 – Meeting the District's Housing Requirements

7.0 Comment and Analysis

7.1 The key material considerations arising from this proposal are:

- Principle of Development
- Design and Impact on Character of the Area
- Standards of Accommodation
- Residential Amenity
- Highway Implications
- Affordable Housing Contribution

7.2 Principle of Development

The site is located within Morecambe, in a predominantly residential area and is therefore in a sustainable location where new residential development is encouraged. It does not appear to have been used as a shop for some time and this part of Morecambe is not a protected retail frontage. The conversion to residential accommodation will provide a use for this building.

7.3 Design and Impact on Character of the area

The proposed change of use will include the removal of the existing shopfront with two replacement bay windows that will be installed below the existing bay windows to the first floor of the south elevation. The proposed works to facilitate the change of use will change the appearance of the property. However, the principle of the changes is acceptable and a condition will be applied to the permission to ensure that the materials proposed to be used are in keeping with the existing property and reflect that of the surrounding properties when viewed from within the street scene. The proposed works have been designed so that they will not be out of character and in proportion to the existing property and is not thought to have any adverse implications to the area.

7.4 Standards of Accommodation

The accommodation for the 2-bed flat has been laid out with a kitchen, lounge, bathroom and two bedrooms to the ground floor with access from the existing entrance from Devonshire Road used by the existing first floor flat. The additional accommodation for the existing first floor flat has been laid out with a lounge, dining room and kitchen to the ground floor, three bedrooms and a bathroom to the first floor with access from the existing entrance from Clarendon Road West. A revised plan was sought to provide details of bin and cycle storage which was subsequently received. It shows the rear yard area providing bin and cycle storage for the 2-bed flat.

7.5 Residential Amenity

The proposed development is not seen to have any adverse or detrimental implications upon the residential amenity. The property is overlooked by a number of properties, as it is a corner plot. However, the proposed works are to install two bay windows, which will be in keeping with the surrounding properties and therefore will have minimal impact to the street scene. The two bay windows are to be installed into the south elevation that will look towards numbers 93 Clarendon Road West and 31 Devonshire Road, but as the property is approximately 17m away across a highway (similar to other separation distances across roads within this built up part of Morecambe), it does not raise any overlooking issues.

7.6 Highway Implications

No parking is proposed as part of this application. There are traffic regulation orders in the immediate vicinity of the development. However, the demand for parking for 2 residential units compared to a retail unit and one residential unit is likely to be similar and as such any additional parking pressures due to the influence of the development are unlikely to have a significant effect on the surrounding highway network. County Highways has raised no objections to the proposal.

7.7 Affordable Housing Contribution

The property is located within the West End Masterplan Area and the Housing Needs SPD sets out that a contribution to affordable housing by way of a financial contribution will not be required due to the low property values in this area. The proposal will also result in the reuse of an unoccupied building and has been designed so that it is in keeping with other properties in the surrounding area. The proposal also falls below the threshold (11 or more units) set by NPPG for affordable housing contributions.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 The proposed change of use of the existing shop to the ground floor to a two-bedroom flat and additional residential accommodation to the existing first floor flat which includes the removal of the existing shop front and construction of two replacement bay windows has been found acceptable in terms of design, impact of character of area and amenities of local residents. In respect of these matters, it is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

Recommendation

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

1. Standard 3 year timescale
2. Development in accordance with approved plans
3. The bin and cycle storage provision shall be carried out in accordance with the submitted plan drawing reference: 01/0215/S01 received 20/05/15
4. Materials to be agreed

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

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