

<b>Agenda Item</b> A6	<b>Committee Date</b> 17 September 2018	<b>Application Number</b> 18/00899/FUL
<b>Application Site</b> 14 Altham Walk Morecambe Lancashire LA4 4UY	<b>Proposal</b> Change of use of dwelling (Use Class C3) to 2 residential nursing self-contained 1-bed flats (Use Class C2)	
<b>Name of Applicant</b> Mr Thomas Richardson	<b>Name of Agent</b> -	
<b>Decision Target Date</b> 10 October 2018	<b>Reason For Delay</b> None	
<b>Case Officer</b>	Mr Andrew Clement	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval – but delegated back to the Planning Manager to ensure that no material objections are received at the expiry of the consultation period.	

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, Lancaster City Council is the applicant, and as such the application must be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

1.1 The application site is a 3 bedroom two storey former scheme manager's/cleaner's residential accommodation within the category two elderly residential sheltered housing scheme at Parkside Court in Westgate, Morecambe. The site is accessed to the west of Altham Road, which forms a cul-de-sac serving the parking areas to the housing scheme units, in addition to Westgate Medical Practice and Pharmacy, St Martins Church and a separate dwellinghouse all on the south side of Braddon Close. The property an end terrace attached to a wider residential nursing apartment building, finished in pebbledash walls under a grey concrete tiled roof with brown colour timber framed windows within cast stone surrounds. The site is owned and managed by Lancaster City Council.

**2.0 The Proposal**

2.1 The application proposes the change of use of the existing 3 bedroom two storey residential dwellinghouse (use class C3) to form two additional residential nursing self-contained 1-bed flats (use class C2) as part of the wider category two sheltered housing scheme. To facilitate the proposed change of use, the existing front door is to be blocked, with an existing window opening to be extended to form a new front door, with the first floor unit accessed through the existing back door. These are the only external alterations proposed, to be finished in matching pebbledash with composite glazed doors. Internal alterations to form a bedroom, bathroom and a living/dining room are required to form the two residential nursing self-contained units, in addition to blocking the internal ground floor access to the first floor.

### **3.0 Site History**

3.1 The most relevant planning application and pre-application advice to the site is set out below:

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>84/00644</b>	Outline application for sheltered housing, wardens house, leasehold for elderly (26 units) new church, vicarage parking & landscaping	Permitted
<b>88/01030</b>	Erection of 8 terraces of bungalows (26 units) and access	Permitted
<b>15/01145/PRETWO</b>	Residential development for 6 dwellings with associated landscaping	Advice provided

### **4.0 Consultation Responses**

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

<b>Consultee</b>	<b>Response</b>
<b>Parish Council</b>	No observation received to date, consultation period expires on 18 September 2018
<b>Planning Policy</b>	<b>No objection</b> , supportive of the principle of conversion
<b>Fire Safety Officer</b>	No observation received to date, consultation period expires on 18 September 2018
<b>County Highways</b>	No observation received to date, consultation period expires on 18 September 2018
<b>Environmental Health</b>	No observation received to date, consultation period expires on 18 September 2018

### **5.0 Neighbour Representations**

5.1 No observations received to date, consultation period expires on 18 September 2018. Any consultation responses received will be reported verbally to the Planning Committee meeting.

### **6.0 Principal National and Development Plan Policies**

#### **6.1 National Planning Policy Framework (NPPF) 2018**

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The following sections of the NPPF are relevant to the determination of this proposal:

Paragraphs 8 and 11 – Sustainable Development  
Section 5 – Delivering a sufficient supply of homes  
Section 12 – Achieving well-designed places

#### **6.2 Development Management DPD**

DM22 – Vehicle Parking Provision  
DM35 – Key Design Principles  
DM45 – Accommodation for Vulnerable Communities  
Appendix B – Car Parking Standards  
Appendix E – Flat Conversions

#### **6.3 Lancaster District Core Strategy Saved Policies (adopted July 2008)**

SC5 – Achieving Quality in design

#### **6.4 Lancaster District Core Strategy – saved policies**

SC4 – Meeting the District's Housing Requirements

## 6.5 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs were published on the 9 February for an 8 week consultation in preparation for submission to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

## 7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the Use;
- Scale, Design and Landscape Impact;
- Residential Amenity;
- Highways and Parking;

### 7.2 Principle of the Use

7.2.1 The proposal forms part of the wider sheltered housing scheme at Parkside Court, and proposes to provide two additional self-contained residential nursing units within an existing dwellinghouse, formerly used to accommodate a manager/cleaner, but is currently vacant and now redundant to the sheltered housing scheme. The proposal to provide two additional units for housing vulnerable communities within and managed by an existing sheltered housing scheme is considered to be acceptable in principle, and would make a modest contribution to meeting the districts housing needs for those requiring residential nursing units.

### 7.3 Scale, Design and Landscape Impact

7.3.1 The proposed dwellinghouse will remain externally very similar to existing, with a new composite front door to be formed in an expanded window opening, and the existing front door to be blocked and finished in matching pebbledash render. Given the matching materials proposed and wider streetscene of similar appearance properties, the proposal is considered to be of acceptable design and will have no undue impact upon the streetscene or wider landscape.

### 7.4 Residential Amenity

7.4.1 The proposed one bedroom residential nursing self-contained are of similar size and style to typical single person's elderly residential sheltered housing, although space is relatively limited due to the conversion and space confined to the existing built form. That being said, each of the proposed flats has bedroom and bathroom size slightly greater than the minimum internal room standards for flat conversions, and although the usable living/dining room areas are slightly beneath the 16.7sq.m

internal space required (at 16.47sq.m and 16.55sq.m for ground and first floor flats respectively), given the small difference, surpassing standard for other rooms and separate cupboard space, the proposed internal layouts are considered to offer satisfactory residential amenity for future occupants under the proposed use. The ground floor flat has demonstrated some wheelchair accessibility and manoeuvrability with a wet room bathroom, and the stairwell to the first floor flat is of sufficient width to accommodate a stair lift if required and level access shower in the bathroom. Although the proposed units could not be converted to be fully accessible to all, the proposed accommodate is considered to be sufficient to meet the needs and be suitably converted to house some occupants of the category two elderly residential scheme, and as part of this wider provision is considered offer acceptable residential amenity to future occupants.

7.4.2 The site currently benefits from a modest external area, which is to be used for bin storage as existing, with the existing external space sufficient for a small drying area to meet standards for residential flat conversions. As part of the wider sheltered housing scheme, the two proposed units are considered to offer a satisfactory level of residential amenity, whilst not detracting from the residential amenity of neighbouring properties. A consultation response has yet to be received from Environmental Health, and any consultation responses received will be reported verbally to Members.

## 7.5 Highways and Parking

7.5.1 The site benefits from external parking as part of the sheltered housing scheme, with on-street parking available to the south side of Braddon Close, although restricted elsewhere within the cul-de-sac. It is recognised that on-street parking does cause issues in this locality, with the cul-de-sac serving other uses of the medical centre, pharmacy and church.

7.5.2 There are 17 residential parking spaces available to occupants of Parkside Court sheltered housing scheme, with no proposed increase to this provision through this application, however given that one 3 bedroom dwellinghouse has the same parking requirement as two 1 bedroom dwellinghouses, the proposal is considered to have no severe impact upon highways or parking. A consultation response has yet to be received from County Highways, and any consultation responses received will be reported verbally to Members.

## 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 two residential nursing self-contained flats are considered to offer satisfactory residential amenity for a flat conversion, providing suitable levels of residential amenity whilst not detracting from the residential amenity of neighbours. The physical alterations to facilitate the change of use are modest and will appear inconspicuous in matching materials, whilst the site will benefit from the existing parking provision as part of the sheltered housing scheme at Parkside Court, resulting in no severe highway or parking impact.

## Recommendation

That subject to no material objections being received at the expiry date of the consultation, Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans
3. To be owned and operated as part of the sheltered housing scheme at Parkside Court only

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

In accordance with the above legislation, 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.

**Background Papers**

None