

Agenda Item A7	Committee Date 1 April 2019	Application Number 19/00237/FUL
Application Site 38 Beck View Hala Square Lancaster Lancashire		Proposal Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of vents and porch canopy to the west elevation
Name of Applicant Lancaster City Council		Name of Agent -
Decision Target Date 30 April 2019		Reason For Delay None
Case Officer		Mr Andrew Clement
Departure		No
Summary of Recommendation		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 property which forms the subject of this application relates to a 3 bedroom two storey former scheme manager's residential accommodation within the elderly residential sheltered housing scheme. The site is access to the south of Hala Square, with parking provision immediately north west of the application site and further off-street parking to the south of the sheltered housing block. The property an end terrace attached to a wider residential nursing apartment building, finished in pebbledash under a grey tiled roof with brown window frames 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 sheltered housing scheme. To facilitate the proposed change of use, the only proposed external alteration is to install two extraction vents to the ground and first floors of the west facing front elevation of the property, plus blocking up the existing front door and installing a new front door and porch canopy by extending and existing window opening on the front elevation. 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:

Application Number	Proposal	Decision
81/1072DPA	Erection of Sheltered Housing for the elderly comprising of 36 units, 2 wardens' units, communal block, chapel etc.	Permitted

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection
Fire Safety	No observation received to date, consultation period expires on 29 March 2019; comments will be verbally reported
Environmental Health	No observation received to date, consultation period expires on 29 March 2019; comments will be verbally reported

5.0 Neighbour Representations

5.1 No observations received to date, consultation period for site notice expires on 5 April 2019. 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

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions are due to commence in April 2019.

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.

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.

Given the current stage of both DPDs, it is considered that significant weight can be attributed to the policies contained therein.

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 Beck View, and will provide two additional self-contained residential nursing units within an existing dwellinghouse, formerly used to accommodate a Scheme Manager. It is currently vacant and is 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 property 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. Finished in matching materials, works to the ground floor doors and windows benefit from householder permitted development, and does not require planning permission providing that they are undertaken prior to the proposed use commencing. The existing porch canopy and surround is also to be removed, with these or similar alternative porch canopy and surrounds provided for the new front door opening. The upper floor flat will use the existing back door as a front door access to the internal stairwell, so each property will have its own separate front door.

7.3.2 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. Two new kitchen vents are to be provided to the front elevation, however given the setback of the property from the public viewpoints and location of vents immediately adjacent to existing rainwater downpipe, these development will appear inconspicuous finished in matt black and area considered acceptable.

7.4 Residential Amenity

7.4.1 The proposed one bedroom residential nursing self-contained units 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. The upper floor living/dining room area is slightly beneath the

16.7sq.m internal space required at 16.59sq.m, however given the small difference, and the acceptable (surpassing) standards 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, and the stairwell to the first floor flat is of sufficient width to accommodate a stair lift if required. 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 elderly residential scheme, and as part of this wider provision is considered offer acceptable residential amenity to future occupants.

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7.4.3 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 off-street parking available to the north and south sides of the site, with on-street parking available in this residential area.

7.5.2 There are 16 residential parking spaces available to occupants of Beck View sheltered housing scheme, with no proposed increase to this provision through this application. 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, particularly in this sustainable location with good bus links and walking distance from services and facilities in the wider area. County Highways raised no objection to the proposal.

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 and colours. The site will benefit from the existing parking provision as part of the sheltered housing scheme at Beck View, resulting in no severe highway or parking impact.

Recommendation

That 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. Existing doorway closed and new one doorway provided prior to first occupation
4. Ventilation equipment finished in matt black
5. To be owned and operated as part of the sheltered housing scheme at Beck View 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