

<b>DECISION DATE</b> 20 March 2007	<b>APPLICATION NO.</b> 07/00064/CU A7	<b>PLANNING COMMITTEE:</b> 19 March 2007
<b>DEVELOPMENT PROPOSED</b>  <b>CHANGE OF USE FROM SINGLE DWELLING TO FOUR SELF CONTAINED FLATS</b>		<b>SITE ADDRESS</b>  <b>70 SANDYLANDS PROMENADE HEYSHAM MORECAMBE LANCASHIRE LA3 1DW</b>
<b>APPLICANT:</b>  AP Scaife Developments Skirbeck Farm The Ridings Long Preston Skipton BD23 4QN		<b>AGENT:</b>  D.H.Design North West Limited

#### **REASON FOR DELAY**

Not applicable.

#### **PARISH NOTIFICATION**

**Morecambe Neighbourhood Council** - No observations received.

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

Within the urban area defined in the Lancaster District Local Plan. The site is also within the area covered by the West End Masterplan.

#### **STATUTORY CONSULTATIONS**

**County Council Highways** - No objections from a highway point of view, but they point out that the flats will be entirely dependant on on-street parking for the residents.

**Strategic Housing** - Support in principle the proposed conversion to four units.

#### **OTHER OBSERVATIONS RECEIVED**

None, at the time this report was drafted.

#### **REPORT**

This application was originally identified as one which could be determined by the Head of Planning Services under delegated powers. It has been referred to Committee at the request of Councillor Clift, because of concern about the compatibility of the proposal with the policies associated with the regeneration of the West End.

The property is a very large mid-terraced one with four full storeys plus an attic and a basement. Planning permission was granted in June 2005 for its conversion into three maisonettes (application 05/00640) but this has not been implemented. A feature of the layout was the extremely large size of some of the rooms: by way of example, the maisonette bedroom at first floor level would have had an area of approximately 21 sq metres. The Local Plan minimum standard for a double bedroom is 10.2 sq metres, less than half this.

The current proposal involves dividing the property as follows:

Unit 1 - two double bedrooms, one single bedroom and a bathroom in the basement; living room, entrance hall and kitchen/diner on the ground floor.

Unit 2 - combined living room/kitchen, a double bedroom, a single bedroom and a bathroom on the first floor.

Unit 3 - combined living room/kitchen, a double bedroom, a single bedroom and a bathroom on the second floor.

Unit 4 - living room, kitchen, bathroom and single bedroom on the third floor; double bedroom in the attic.

The most important difference between this proposal and its predecessor is that the first and second floors are used to create a pair of two bedroom flats rather than a maisonette with two very large bedrooms. In one respect it is a significant improvement: the design includes a designated bin storage area, accessible to all the accommodation, at the rear and there is a small communal laundry room for the use of all the residents at the back of the ground floor.

The proposal has to be considered in relation to Policy H21 and appendix 2 of the Lancaster District Local Plan, which set out standards for flat conversions; SPG 16, which deals with the release of land for residential development; and the strategy for the regeneration of the area set out in the West End Masterplan.

The proposal does not conflict with the Local Plan policies. All the room sizes are adequate, and all the units of accommodation would have the benefit of an open outlook over Morecambe Bay. SPG16 allows flat conversions where they do not conflict with local regeneration initiatives.

The West End Masterplan includes the site within area 15, which is identified as an area for high level intervention - but this is partly because it includes the site of the former Heysham bus depot, which has consent for new housing. The Masterplan's strategy for the West End is to introduce family housing rather than small flats. However it is difficult to see no. 70 functioning as a single family dwelling, because of its size. Like most of the properties fronting Sandylands Promenade, it was designed for use as a small hotel or guest house.

In the circumstances it is considered that the mix of flats and maisonettes envisaged in the current scheme represents a good way of bringing the property back into beneficial use.

## **HUMAN RIGHTS 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 the following conditions:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.