

Item 08/01242/FUL Permit Full Planning Permission

Case Officer Mrs Helen Lowe

Ward Adlington & Anderton

Proposal Conversion of existing property to create three 1 bedroom flats.

Location 18 Church Street Adlington Lancashire PR7 4EX

Applicant Mr Peter Byron

This application is going to chairs brief as letters of objection have been received and the application proposes the creation of three dwellings.

Consultation Expiry: 6th April 2009

Application Expiry: 23rd April 2009

Proposal This application proposes the conversion of an existing property to create three one bedroomed flats.

Location The application property is a two storey mid terraced property. Number 20 (the adjoining property to the north) is a commercial premises and number 16 (to the south) is a residential property, as are the rest of the properties in the row. To the west is a two storey detached lock up garage/commercial unit. The application property was originally a single residential property which was granted planning permission in 1986 to change the use to a dental laboratory, along with number 20. In 1994 planning permission was granted to change the property into an alternative medical centre. In 2006 permission was granted for the property to be converted back into a single residential dwelling.

Summary The main issues to consider in determining the proposal are considered to be impact on neighbour amenity and impact on highway safety

Planning Policy GN1, GN5, HS6, HS10

Planning History 06/01028/COU Change of use from commercial premises to residential dwelling Approved

Consultees Responses Parish Council: no comments received
Lancashire County Council Highways: comments awaited
Crime Reduction/Architectural Liaison: no comments received
Coal Authority: standing advice

Third Party Representations

Four letters of objection have been received, raising the following concerns:

- The conversion would affect the usage of the workshop to the rear;
- Issues relating to parking, access/exit to and from the main road;
- Access restriction relating to the maintenance and upper storey fire escape of the workshop to the rear;
- Have previously been refused permission to extend the workshop on grounds of parking, access and exit to and from the main road;
- Parking for existing residents is a constant struggle and the area is already overcrowded;
- Loss of privacy to number 16; feel that the rear of our property may be continually overlooked at the back of 18 Church Street;
- Impact on character of the area, neighbouring properties are occupied by families;
- Three flats is excessive;
- Could hinder access to the rear of my property (number 12);
- Increase in noise and disturbance;
- Could restrict access to the rear of the police station;
- Works have already started;
- Residents should have been consulted when pre-application advice.

Applicant's Case

We feel that a property of this size, in this location would be best suited for conversion as it meets the needs of people in the area and could offer a good location for people from other areas as it has such a good accessibility with the rail and bus links and road/motorway network that surrounds it. It would not create a problem with parking due to the rear area being used. The conversion to flats would not alter the appearance of the property or detract from the surrounding properties. It would offer much needed low cost accommodation for singles or couples on a rental basis. If the property was kept as one residential property the occupiers would require a rear yard/garden and so not provide any extra parking.

Assessment

As the application property lies within the settlement boundary, there subdivision of an existing dwelling is acceptable in principle. Policy HS10 of the Local Plan states that the conversion of dwellings into flats (or other types of multiple occupation). Shall be permitted provided the conversion would provide an acceptable standard of accommodation; there is no adverse effect on amenity of neighbouring residents and the proposal does not have an unacceptable adverse effect on highway safety.

Neighbour Amenity

The proposals would involve only a limited amount of external alterations, the insertion of two extra windows in the north facing side elevation and the insertion of a door and enlargement of a window to the west facing rear elevation. An existing rear first floor window would change from serving a bathroom, to a bedroom. Due to the close proximity of the workshop to the rear of the premises, it is not considered that these external alterations would have a significant impact upon the amenities of

neighbouring residents, the main impact would be from the increased level of activity resulting from the multiple occupancy of the dwelling.

Only one of the flats will have its main access to the rear of the premises, one flat would have a patio door leading from a bedroom to the rear yard.

Highway Safety

It is proposed to provide three off road parking spaces to the side of the property by demolishing an existing wall. The Council's House Extension Design Guidelines state that parking spaces should measure 2.5 by 5.5m. The House Extension Design Guidelines and Interim Draft RSS policy for Parking Standards require one off road parking space to be provided per single bedroomed dwelling. The proposed parking area would be 7.8m wide by 5.1m deep, which is slightly less than required, but it is considered it could still accommodate three vehicles. No off road parking was provided as part of the previous proposal to convert into a three bedroomed dwelling (two spaces should ideally provided). Given the highly accessible location of the property (within walking distance of a railway station, a local shopping centre and bus routes) and the previous approval it is considered that it would be unreasonable to refuse the proposal on these grounds (subject to no objection from LCC Highways).

Other issues

A financial contribution towards play space provision is not required where the development involves single bedroom unit developments.

Conclusion Subject to the receipt of no objections from LCC Highways the proposal is accordingly recommended for approval.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.
