

PLANNING COMMITTEE - 13 SEPTEMBER 2016

APPLICATION NO DC/16/2969/RG3

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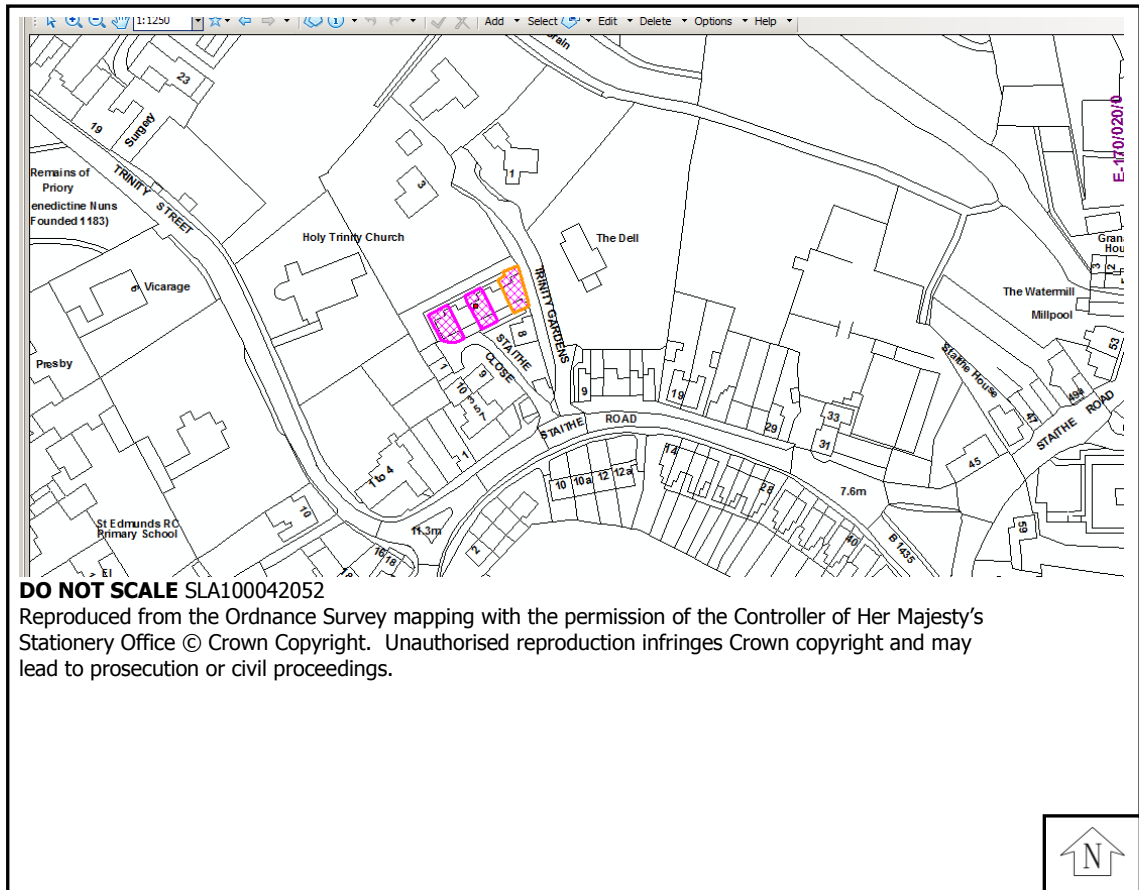
LOCATION

3, 5, 7 Staithe Road
Bungay
Suffolk
NR35 1EY

EXPIRY DATE 19 September 2016
APPLICATION TYPE Deemed Council Development
APPLICANT Waveney District Council

PARISH Bungay

PROPOSAL Conversion of 1no. two bedroom maisonette and 2no. two bedroom flats to a single five bedroom dwelling



1 SUMMARY

1.1 The application is submitted concurrently with application DC/16/2970/LBC and seeks planning permission for the conversion of 1No. two bedroom maisonette and 2 No two bedroom flats to form a single five bedroom dwelling. It is presented to members as the property is owned by Waveney District Council and is a Council application.

2 SITE DESCRIPTION

- 2.1 The building subject to this application is a large detached Grade II listed property in a slightly elevated position and fronting onto Staithe Road, with Staithe Close to the immediate north-east. It is located within the Bungay Conservation Area as defined in the adopted Development Plan. To the north-east is Staithe Close which accommodates a series of small Council owned properties offering sheltered accommodation. The remainder of the area is characterised by properties of varying of ages, styles and sizes.
- 2.2 The property itself dates from the C18 or early C19, and is storeys with a gabled attic and is constructed in Suffolk yellow brick with different coloured Pantiles to the main roof and the attic projection. There have been previous unauthorised works carried out internally and this scheme seeks to rectify these insofar as possible and within budget constraints.

3 PROPOSAL

- 3.1 Conversion of 1No. two bedroom maisonette and 2 No. two bedroom flats to a single five bedroom dwelling with associated parking, internal alterations and landscaping.

4 CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** No response received
- 4.2 **Parish/Town Council Comments** Approval recommended subject to proceeds of any subsequent sale being used for the provisions of replacement social housing
- 4.3 **Essex And Suffolk Water PLC** Our records show that our existing apparatus does not appear to be affected by the proposed development.

We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.

- 4.4 **WDC Environmental Health - Contaminated Land** No adverse comments
- 4.5 **Waveney Norse - Property And Facilities** No response received
- 4.6 **Suffolk County - Highways Department** No objection subject to conditions

PUBLICITY

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Listed Building, Conservation Area,	05.08.2016	25.08.2016	Beccles and Bungay Journal
Listed Building, Conservation Area,	05.08.2016	25.08.2016	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice Reason for site notice: Listed Building, Conservation Area,
Date posted 04.08.2016 Expiry date 24.08.2016

RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
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DC/16/2970/LBC	Conversion of 1No. two-bedroom maisonette and 2No. two-bedroom flats to a single five bedroom dwelling	Pending consideration	
DC/14/4104/LBC	Listed Building Consent - Retrospective consent sought for the removal of a side door in wing wall	Approved	03.02.2015

5. PLANNING POLICY

- 5.1 The Waveney Core Strategy was adopted in January 2009. Policy CS01 sets the Spatial Strategy for the District, Policy CS02 requires high quality and sustainable design, Policy CS11 considers housing and CS17 addresses the built and historic environment.
- 5.2 The Development Management policies were adopted in January 2011. Policy DM02 sets design principles and Policy DM30 considers protecting and enhancing the historic environment.

6. PLANNING CONSIDERATIONS

- 6.1 The main issue relating to this application is the loss of two small units of accommodation within the Town Centre.
- 6.2 Whilst planning permission is not ordinarily required for the conversion of multiple properties into a single dwelling, the Council take the view that permission is required where the proposed development impacts materially upon local housing mix and local housing availability.
- 6.3 This view has been shared in recent appeal decisions which have concluded that the amalgamation of as few as two existing dwellings may constitute a material change of use requiring planning permission, if it turns out that in the LPA area in question there is an identifiable housing shortage which would be exacerbated by amalgamations of this sort, even if this has not been formally identified and stated in an adopted planning policy.
- 6.4 In addition, as the property is owned by the Council it was decided by both planning and housing officers that it would be advisable to regularise the development in this particular instance.
- 6.5 This application has been submitted requesting permission for the conversion and members are respectfully requested to consider the scheme before them and whether the proposed changes are acceptable.
- 6.5 Material to the determination of the application are the recent approvals elsewhere in the Town for the creation of flats, although these are generally privately run. In addition, the Council has invested a significant amount money, in conjunction with Orwell Housing, in building new houses throughout the Town in the last year and there are approximately 12 new dwellings currently being constructed.
- 6.6 The Town Council has requested that any profits generated by the proposed development be spent on providing new housing within the Town, however it is considered that a condition or legal agreement would prove overly onerous and an inappropriate means by which to control future investment decisions. The Council are committed to creating dwellings throughout the District and the loss of two small units would not result in a significant detrimental impact on the vitality and viability of the Town and the mix of residential accommodation.

- 6.7 There are a number of internal and external alterations and repairs required to facilitate the conversion however, these are subject to the listed building consent (DC/16/2970/LBC) and involve the reinstatement and repair of the building which has been subject to a number of unauthorised alterations in the past.

7 CONCLUSION

- 7.1 The submitted proposal does constitute the loss of two small units of accommodation, however given the volume of housebuilding currently being carried out within the Town and the creation of private flats, that the loss would not be so significant to housing availability as to warrant refusal of the scheme.
- 7.2 There is a dedicated house-building programme within the Town and housing availability is increasing rather than decreasing. Further opportunities for development within the town in the future which would further help to absorb the relatively minor loss of these units.

8 RECOMMENDATION

- 8.1 Approval of the scheme is recommended subject to listed building consent and the controlling conditions noted below.
- 8.2 The proposed conversion to a single dwelling is considered to accord with the provisions of the adopted Waveney Local Plan and in particular policies CS01-Spatial Strategy , CS02 - High Quality and Sustainable Design, CS11 Housing, CS17 The Built and Historic Environment, DM02 - Design Principles and DM30 - Protecting and Enhancing the Historic Environment.

9 CONDITIONS

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the submitted plans

11332/13 – floor plans: demolition
11332/14 – external landscaping
11332/15 – floor plans/layouts
11332/16 – floor plan/layouts
11332/17 – floor plans/layout
11332/19 – mechanical floor plan: layouts
11332/20 – south-east & north-east elevations
11332/23 – ground floor WC: Layout and elevations
11332/22 – larder: layout and elevations
13322/24 – first floor family bathroom: layout and elevations
11332/25 – first floor en-suite 2: layout and elevations
11332/26 – first floor en-suite 3: layout and elevations

Reason: In order to ensure the development is carried out in the manner considered by the local planning authority and for the avoidance of doubt.

3. The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM02; and with an entrance width of 5 metres and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

4. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

5. Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

6. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

7. The development hereby permitted shall be carried out in accordance with conditions 3 -6 of listed building consent DC/16/2970/LBC.

Reason: To ensure the development is carried out in the manner considered by the local planning authority and to ensure the integrity of the listed building is maintained and enhanced.

10 INFORMATIVES

- 1 The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

BACKGROUND INFORMATION: See application ref: DC/16/2969/RG3 at www.waveney.gov.uk/publicaccess

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