

APPLICATION NO	PA/2019/557
APPLICANT	Raw Carrots Ltd
DEVELOPMENT	Planning permission to convert dwelling to three apartments
LOCATION	7 Church Street, Epworth, DN9 1ER
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council

POLICIES

National Planning Policy Framework: Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 11 states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy H8 (Housing Design and Mix)

Policy HE2 (Development in Conservation Areas)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

CONSULTATIONS

Highways: No objections or comments.

TOWN COUNCIL

Object to the proposal on grounds of over-development of the site with lack of parking on a very narrow street.

PUBLICITY

A site and press notice have been posted. No comments been received.

ASSESSMENT

The application property comprises a large rendered two-storey property within Epworth town centre. The property is occupied by a pharmacy on part of the ground floor with a vacant dwelling on the remainder of the ground floor and the first floor. The property is set back approximately 1 metre from the footpath. There is restricted on-street parking along this part of Church Street and a public car park close to the application site. This application seeks to change the use of the dwelling part of the building to three flats, with the pharmacy being retained.

The main issue in determining this application is whether the proposal would have an adverse impact on highway safety.

There is not believed to be any designated parking to the property, however there is a large car park in very close proximity to the site. The existing use as a five-bedroom dwelling could generate as much traffic and car parking requirements as three flats (two one-bedroomed flats and one two-bedroomed flat). As the site is within the town centre and close to parking areas, it is not considered that the proposed subdivision would cause any significant increase in traffic or parking to the detriment of highway safety. It should also be noted that Highways have been consulted and raise no objections to this application.

The town council has raised concerns regarding over-development of the site. As no extensions or significant alterations are proposed and the built form will not change, it is not considered that subdividing the property would result in any over-development.

There is only one small external change proposed which is the alteration of a window to the rear. This alteration would not have any adverse impact on the character or appearance of the building or on the setting of the conservation area.

It is not considered that the proposal would result in any adverse impact on the amenity of any neighbouring properties. The subdivision would improve the housing mix within Epworth and would comply with the policies set out above.

RECOMMENDATION: Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 3236-01, 3236-02A.

Reason

For the avoidance of doubt and in the interests of proper planning.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

