

F/YR11/0867/F

4 November 2011

Applicant : Mrs L Carrick

Agent : Mr D Chauhan  
Signet Design

21A High Street, Wisbech, Cambridgeshire, PE13 1DE

Conversion of First Floor and Second Floor into 5 x 1-bed flats

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This application is before the Planning Committee due to the Town Council comments being at variance to Officer recommendation.

This application is a 'Minor'

1. **SITE DESCRIPTION**

The site is located within Wisbech Town Centre and within Wisbech Conservation Area. The current use of the building is as A1, retail, on the ground floor with a redundant 4-bedroom flat occupying the first and second floors. The site forms part of a terrace located to the south of High Street, approximately 35metres from the Clarkson Memorial.

2. **HISTORY**

None of relevance

3. **CONSULTATIONS**

***Parish/Town Council:***

Recommend refusal as members feel this application has too many units which amount to overdevelopment of the site and does not address access and refuse storage and collection issues.

***FDC Conservation Officer:***

Not received at time of report

***Wisbech Society:***

Not received at time of report

***CCC Archaeology:***

Not received at time of report

***Middle Level Commissioners:***

Will be commenting on the application

***FDC Scientific Officer:***

Although outside the scope of the Environmental Protection Team, it is noted that the property should meet the noise requirements stipulated in the building control regulations. Where possible in converting a property or group of houses, similar floor plans should be retained throughout if the brief permits it, to try and prevent unnecessary noise disturbance.

**CCC Highways:** If the LPA are happy with no parking provision on site, then the Highway Authority have no comments to make.

**FDC Valuation and Estates:** Not received at time of report

**Local Residents/Interested Parties:** None received

#### 4. POLICY FRAMEWORK

FDWLP Policy	H3	-	To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan.
	H5	-	Proposals which involve the reintroduction of dwellings into town centres will normally be supported provided such development complies with other policies of the development plan.
	E9	-	Proposals for the alteration and extension of existing buildings should normally respect the scale, style and character of the original building, use matching materials, have regard for the amenity of adjoining properties and provide adequate access, parking and amenity space in accordance with the Councils adopted standards
	E12	-	All developments in a Conservation Area should preserve or enhance its special architectural or historic interest
East of England Plan	ENV6	-	The Historic Environment
	ENV7	-	Quality in the Built Environment
Planning Policy Guidance (PPGs and PPSs)	PPS1	-	Delivering Sustainable Development
	PPS3	-	Housing
	PPS4	-	Planning for Sustainable Economic Growth
	PPS5	-	Planning for the Historic Environment

## 5. ASSESSMENT

### ***Nature of Application***

This application seeks full planning permission for the conversion of the first and second floor of a shop unit into 5 x 1-bed flats. The application is considered to raise the following key issues;

- Principle and policy implications
- Design, layout and residential amenities
- Other matters.

### ***Principle and policy implications***

The site is located within the Development Area Boundary for Wisbech and within the Town Centre. The principle of the development is, therefore, acceptable as per Policy H3 of the Fenland District Wide Local Plan (Local Plan) and Planning Policy Statement 3. The proposal will see the reuse of redundant upper floors within a town centre location which is supported by H5 of the Local Plan and is promoted by Planning Policy Statement 4.

The site lies within Wisbech Conservation Area, therefore, any alterations should be sensitive to the Historic setting. This will be addressed in the next section of the report.

### ***Design, layout and residential amenities***

The only physical alterations to the building include the installation of new windows on the front elevation of the building. The existing windows do little to promote the quality of the Conservation Area, therefore, the proposed new windows are considered to be an improvement on the current situation. In view of the above no concerns are raised in respect of the impact on the Conservation Area.

The proposed units are relatively small and are perhaps more akin to bedsits than flats. Nonetheless they each have sufficient space for a kitchen/lounge with a separate bedroom and toilet. An area for outdoor amenity space has not been provided, however, this is acceptable given the nature and location of the development.

Entry to the site will be via a door and passageway from Nene Quay and from this residents will be able to access a small courtyard with cycle storage. An area for bin storage has not been provided, however, this can be secured via a condition should planning permission be granted.

Due to the location of the site within the town centre, and the nature of the development being residential, no concerns are raised with regard to the impact on adjoining occupiers. Comments from FDC Environmental Protection have been noted and given that noise issues arising from layouts are dealt with by the Building Regulations, it would be unreasonable to object to the proposal on this basis. As has been previously discussed, the development is considered to be an improvement to the current situation which will have a positive contribution to this part of Wisbech.

### ***Other matters***

Comments received from the Town Council have been noted and have already been addressed in previous sections of this report.

### **Conclusion**

The scheme will see the reuse of redundant floors within a town centre location. The proposal therefore complies with sustainability principles. The only external alterations include the installation of new windows on the front elevation which is considered to enhance the visual amenities of the Conservation Area. The proposal is considered to be a positive development which complies with policies of the Development Plan. It is, therefore, recommended that planning permission is granted.

## **6. RECOMMENDATION**

### **Grant**

- 1. The development hereby permitted shall begin before the expiration of 3 years from the date of this permission**

**Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2. Prior to the commencement of the development hereby approved, a refuse collection strategy outlining the details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. The collection point will be no further than 25 metres from the public highway. The refuse storage and collection facilities shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.**

**Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.**

- 3. Notwithstanding the plans provided, details of the proposed windows at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the submitted details and thereafter retained in perpetuity.**

**Reason - In the interests of the visual amenities of the Conservation Area.**

## **7. UPDATE**

Members will recall that this application was heard at the Planning Committee meeting on 14 December 2011 where it was resolved to defer the application for a site visit. Since the previous committee there are no further updates to report. As such it is recommended that planning permission is granted subject to the conditions which were recommended in December 2011.

## **8. RECOMMENDATION**

### **Grant**

- 1. The development hereby permitted shall begin before the expiration of 3 years from the date of this permission**

**Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2. Prior to the commencement of the development hereby approved, a refuse collection strategy outlining the details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. The collection point will be no further than 25 metres from the public highway. The refuse storage and collection facilities shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.**

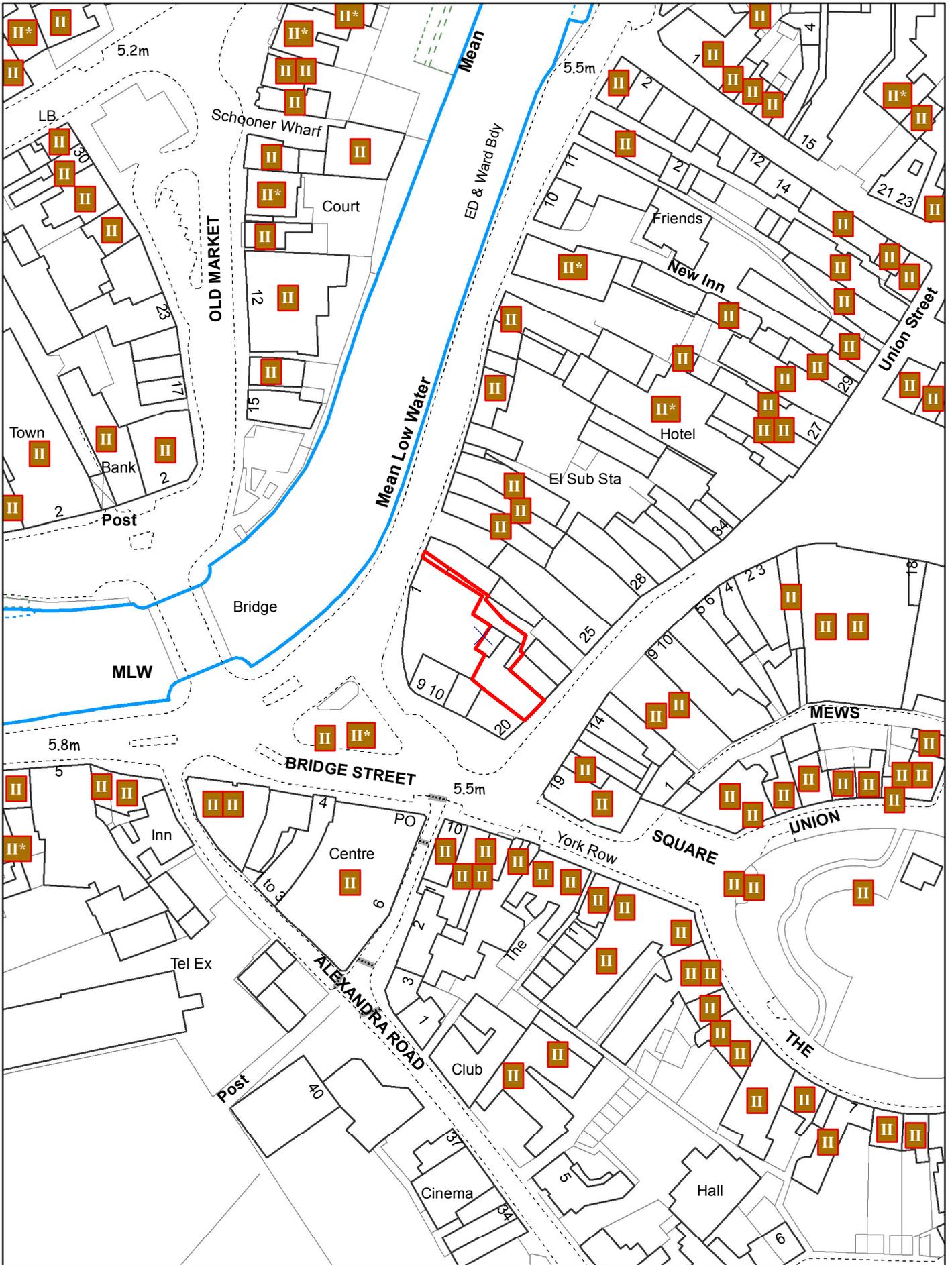
**Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.**

- 3. Notwithstanding the plans provided, the windows on the front elevation shall be 8-over-8 sliding sashes and, prior to the commencement of development, details of the proposed windows at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the submitted details and thereafter retained in perpetuity.**

**Reason - In the interests of the visual amenities of the Conservation Area.**

- 4. The rear elevation windows, shown as Georgian 8-over-8 sliding sashes, shall be restored and retained where possible unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.**

**Reason - In the interests of the visual amenities of the Conservation Area.**



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Scale = 1:1,250

N

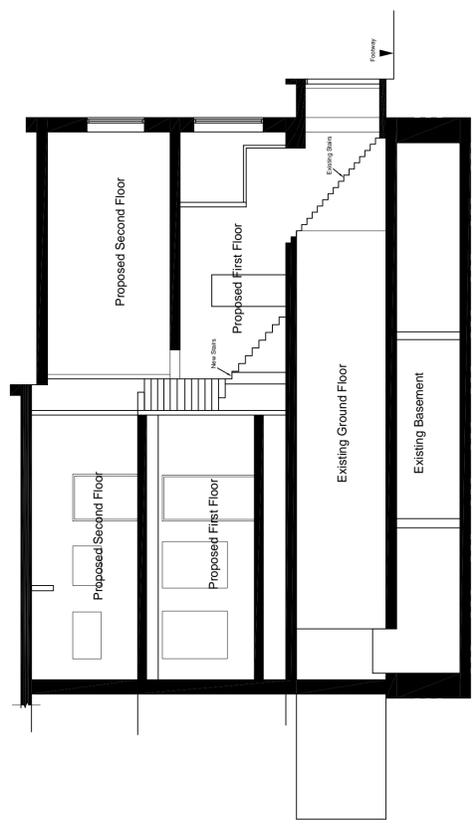
**Fenland**  
CAMBRIDGESHIRE  
Fenland District Council

DO NOT SCALE - IF IN DOUBT - ASK

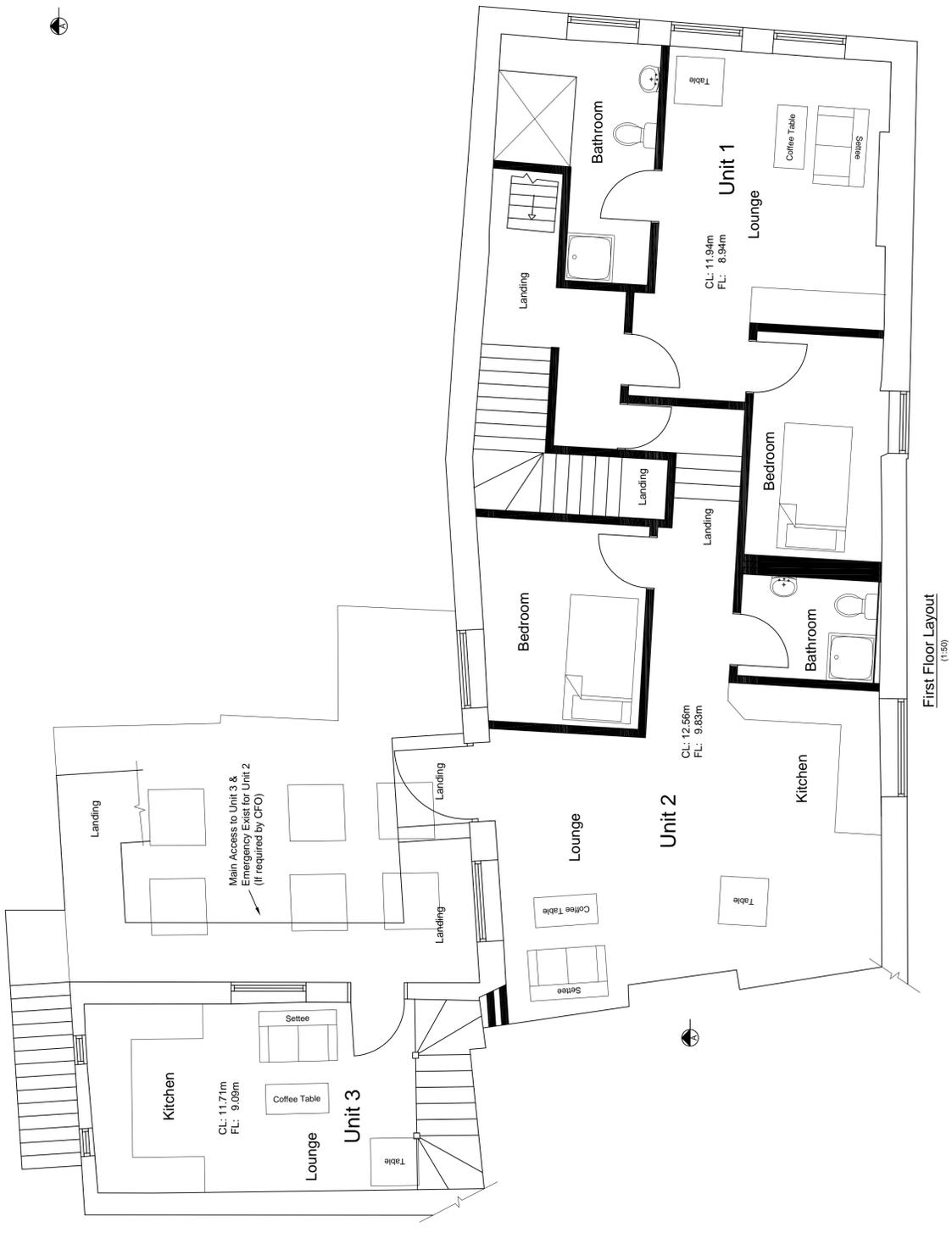
Note 3:



Second Floor Layout  
(1:50)



Typical Section A-A  
(1:100)



First Floor Layout  
(1:50)

**NOT FOR CONSTRUCTION**

P4	Floor layouts amended to show uses & other amendments as per planning letter dated 23/09/2011.	02.09.2011
P3	Drawing updated as per planning pre-application comments dated 19.08.2011.	15.08.2011
P2	Drawing updated for planning comments following meeting with client on 27.05.2011.	15.05.2011
P1	Initial Issue.	27.05.2011
Rev	Remarks	Date
<p><b>SIGNET DESIGN</b> Architectural &amp; Engineering Consultants 2 Lower Haze Park, London Road, Sharnbrook, Northamptonshire NN8 0TS Tel: 01638 570427 Email: doc@signdesign.net</p>		
<p>Client: Mrs L Carrick Project: Conversion to Flats &amp; Internal Alterations</p>		
<p>Site: 21 High Street, Wisbech, Norfolk, PE13 1DE Drawing Title: Proposed First &amp; Second Floor Layouts &amp; Typical Section</p>		
Drawn by:	Date:	Scale:
D. J. Ashdown	May 2011	As Stated @ A1
Issue Status:	Drawn by:	Check:
For Planning Comments		As Stated @ A1
Approved by Client:	Date Client Approved:	Call Drawing File Ref.:
		2010/Carrick
Revision:	Revision:	
P4	This Drawing is the property of Signet Design and is not to be passed to a third party or re-produced without written consent.	
<p>Drawing Number: SD2010020-10-3</p>		

This drawing is not yet approved for Planning or Building Regulations, any works carried out prior to approvals is at the clients risk

Party Wall Act:  
The "Party Wall Act 1996" may apply to these works as they are within 3m of the boundary. The client should seek professional advice to ensure that they do not contravene the provisions of the Act.

