

Application Number: F/YR13/0782/F
Minor Dwellings
Parish/Ward: Chatteris Town Council/Wenneye
Date Received: 15 October 2013
Expiry Date: 10 December 2013
Applicant: Mr I Benney

Proposal: Change of use of first and second floors to form 2 x 1-bed flats involving second floor extension to rear

Location: 20 High Street, Chatteris

Site Area: 0.056 ha

Reason before Committee: A Member has an interest in part of the application site

1. EXECUTIVE SUMMARY/RECOMMENDATION

The proposal is for the change of use of the former storage rooms at first and second floor into 2 x 1-bed flats. The proposal also involves the formation of an extension to the roof on the rear elevation.

The site is located within Chatteris town centre and the addition of flats is acceptable above retail premises. The extension is subservient to the main building and will not be seen from the High Street. With careful attention to materials the extension should assimilate in an acceptable manner.

Parking is provided at the rear in an existing graveled parking area for 5 vehicles with access off Railway Lane.

The proposal accords with local and national policies and is recommended for approval.

2. HISTORY

F/YR04/3775/FDC	Change of use from retail (A1) to Local Authority One Stop for provision of council services	Granted 17 September 2004
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3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Section 7: Requiring Good Design

3.2 **Draft Fenland Local Plan Core Strategy:**

CS1: Presumption in favour of sustainable development

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside

CS16: Delivering and Protecting High Quality Environments across the District

CS18: The Historic Environment

3.3 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

4. **CONSULTATIONS**

4.1 ***Parish/Town Council:***

Raise no objection to flats but not roller shutters.

4.2 ***Conservation Officer:***

These works will require an increase in the height of an existing chimney stack. The new roof will be visible from King Edward Road above the adjacent listed building. Provided that a good-quality natural slate is used I do not consider that there would be any detriment to the setting of this listed building as the profile of the existing roof is maintained and the extension is subordinate to the host building.

4.3 ***Local Highway Authority:***

Parking on the site is generally constrained and below appropriate standards, however, the demand arising from the proposed flats is likely to be reduced in relation to the established use of the premises for offices, and therefore no objections.

The provision of secure cycle parking should be considered.

4.4 ***Middle Level Commissioners:***

Will not be commenting on this application.

4.5 ***Environmental Health (FDC):***

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.

There will be chilled and cold food units located in the shop that will run 24 hrs a day, therefore there may be a requirement for the sound insulation of the property to be upgraded to meet or even exceed current building regulation standards.

4.6 **Police Architectural Liaison Officer:**

The crime profile for the area is not inconsistent with a town centre with 41 crimes in High Street in the past twelve months. Only 4 of those related to criminal damage of windows of which one related to damage of a window in the front elevation of a commercial premises.

Other security measures to consider is that the communal flat entrance door at the top of the steel staircase should meet PAS 24 standard with the same for the individual flat entrance doors. Consideration should be given to delivery of post. It would be unacceptable for post directed to the flats to be delivered to the retail premises and for the postman to be capable of entry into the communal area of the flats. It is suggested that external post boxes be fixed to the wall adjacent to the communal door for post and that access to each post box is via resident key. To prevent unauthorised entry into the flat adjacent to the steel staircase the bathroom window should be glazed with laminated glass.

4.7 **Local Residents:**

1 letter of concern relating to the shutters, changes to shop front and accessibility for construction of extension.

5. **SITE DESCRIPTION**

5.1 The site is located within Chatteris High Street with vehicular access off an existing single lane track via Railway Lane. The building was the former Local Authority Chatteris One Stop Shop which has recently relocated to another site within Chatteris.

The building is 3-storey in nature and dates from the early 19th century. The ground floor comprises a shop floor and the first and second floors have been used for storage purposes with 2 flats to the rear. Pedestrian access is via a gated alley between Nos. 20 and 22. To the south of the site is a Listed Building (18 High Street).

6. **PLANNING ASSESSMENT**

The key considerations are:

- Policy considerations
- Design and layout
- Other considerations

Policy Considerations

The application site lies within the High Street of Chatteris and within the Chatteris Conservation Area and is in a sustainable location close to public transport links.

Policy CS16 of the Fenland Local Plan Core Strategy seeks to deliver high quality environments which make a positive contribution to the character of the area and do not adversely impact, either in design or scale terms, on the street scene or settlement pattern.

Policy CS18 of the Fenland Local Plan Core Strategy and Policy E12 of the FDWLP seeks to achieve development that will preserve and enhance heritage assets and Conservation Areas.

Design and Layout

The proposal is to convert the former storage areas at first and second floor into 2 x 1-bed flats which includes a roof extension on the rear elevation. These works will require an increase in the height of an existing chimney stack. The new roof will be visible from King Edward Road above the adjacent listed building. Provided that a good-quality natural slate is used it is not considered that there would be any detriment to the setting of the adjacent listed building as the profile of the existing roof is maintained and the extension is subordinate to the host building.

Conditions will be imposed to ensure that the materials used will compliment the existing building and will not have an adverse visual impact on the Conservation Area.

Access to the flats will be from either the gated pedestrian access directly off the High Street or from the existing right of way off Railway Lane. There is currently a gravelled parking court which can accommodate 5 cars. It is considered that the formation of 2 x 1-bed flats located in the centre of Chatteris will not require additional parking and the existing area can accommodate the existing and proposed flats.

The proposal originally included the installation of security shutters on the shop front and this aspect of the development has been removed from the application. Similarly there will be no alterations to the existing form of the shop front.

The concerns of the Police Architectural Liaison Officer has been addressed relating to the communal flat entrance doors and the delivery of post and to that end individual external post boxes are to be installed at the communal entrance to the flats.

Other considerations

Neighbours have raised concerns over the practicalities of constructing the roof extension due to the constrained nature of the site. It will be necessary for the developer to ensure that the works are controlled through the Party Wall Act and notice served on any affected neighbour.

7. CONCLUSION

- 7.1 The proposal will create 2 x 1-bed flats located within the town centre of Chatteris. The works to the roof to form an extension for the flats will not have any adverse impact on the street scene and whilst it will be noticeable from Railway Lane and King Edward Road it is considered that the overall profile of the existing roof will be maintained and the extension is subordinate to the host building. With the use of good quality natural materials the impact of the extension will be minimal.

It is considered that the works comply with Policy CS16 and CS18 of the Fenland Local Plan Core Strategy September 2013 and Policy E12 of the Fenland District Wide Local Plan.

8. RECOMMENDATION

Grant subject to:

- i) expiry of consultations with no new grounds of objection**
- ii) suitable conditions**

- 1. The development permitted shall be begun 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 full details of the external finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.**

Reason - To safeguard the visual amenities of the area.

- 3. Approved plans**

Informatives

- a Justification text**
- b Compliance**
- c Building Regulations**
- d Bins informative**
- e Party Wall Act**