

Application Number: FYR14/0129/F
Minor Dwellings
Parish/Ward: Chatteris Town Council/Wenneye
Date Received: 13 February 2014
Expiry Date: 10 April 2014
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

This application is a resubmission of a previous approval granted on the site in December 2013. The reason for the resubmission is due to a discrepancy in the original plans whereby the site area was plotted incorrectly. The original permission showed a site area of approximately 51 m long x 6.5 m wide and the correct site area is 41 m long x 6.5 m wide.

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.

This development will result in an overall total development of 4 flats and the existing shop served off the rear access from Railway Lane with 3 parking spaces available.

The addition of 2 x 1-bed flats without any additional parking does not fully accord with the provisions within the Local Plan which requires the provision of 1.25 parking spaces for 1-bed flats however the Local Planning Authority is satisfied that given this central town location with good public transport links that the additional flats without parking can be supported. In ensuring the vitality of town centres the NPPF recognizes that residential development can play an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.

The proposal is therefore recommended for approval.

2. HISTORY

F/YR14/0058/F	Erection of 2-storey 2-bed dwelling to rear of existing building	Withdrawn 21 February 2014
F/YR13/0782/F	Change of use of first and second floors to form 2 x 1-bed flats involving second-floor extension to rear	Granted 13 December 2013 Committee decision
F/YR04/3775/FDC	Change of use from retail (A1) to Local Authority One Stop for provision of council services	Granted 17 September 2004

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 2: Ensuring the vitality of town centres

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:** No comments received at time of writing report.

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 the 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:** Comments remain the same as previous application F/YR13/0782/F. 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 **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.
- 4.5 **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:** No comments received at time of report writing.

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.

The NPPF supports development that promotes the vitality of town centres including integrating residential development into town centres and development should not be compromised by limited site availability.

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, which is to the south of the site, 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 3 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.

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

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.

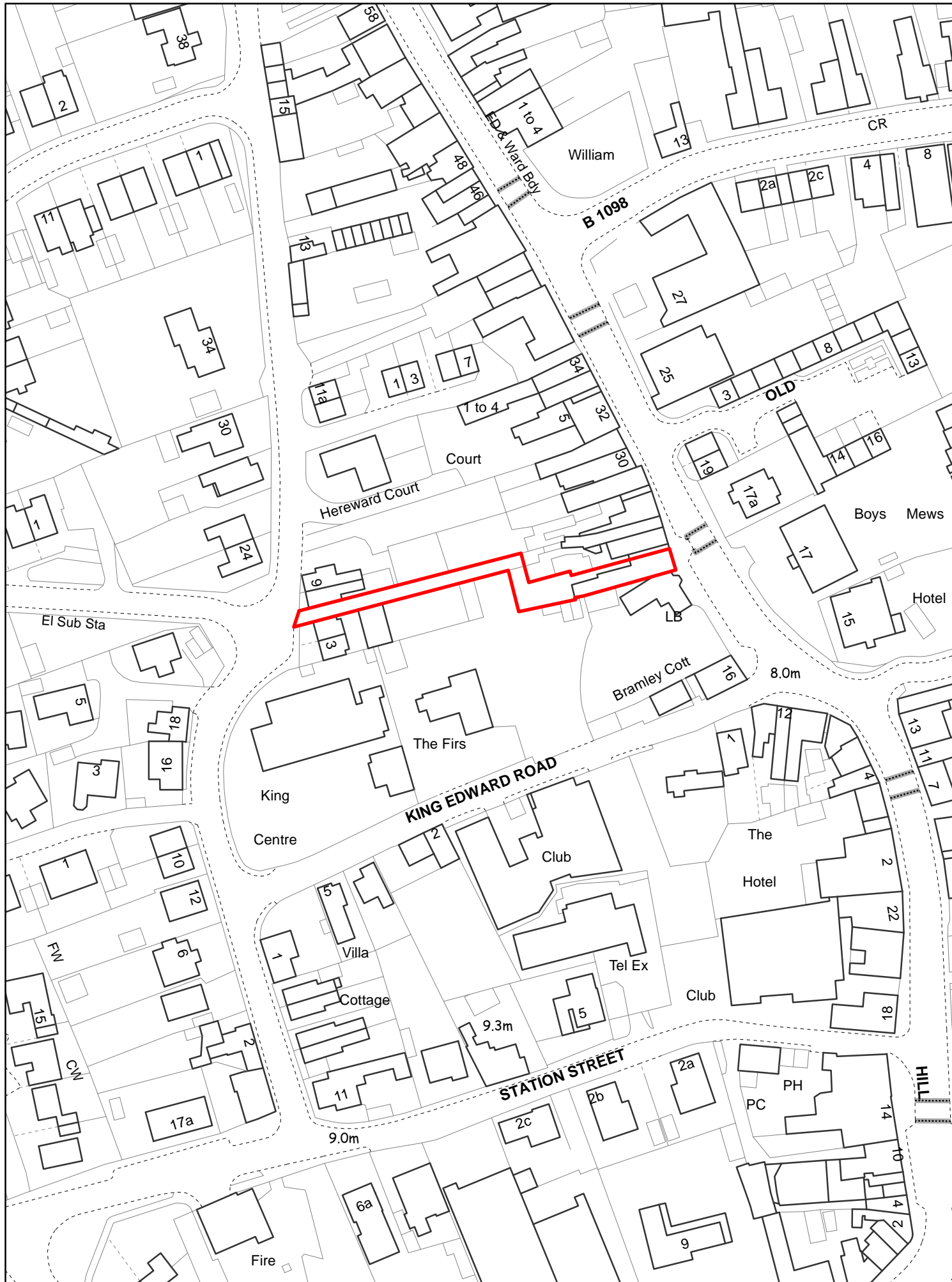
2. **Prior to the commencement of the development hereby approved full details of the external finishes shall be submitted to and approved in writing by the Local Planning Authority and the development shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.**

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**



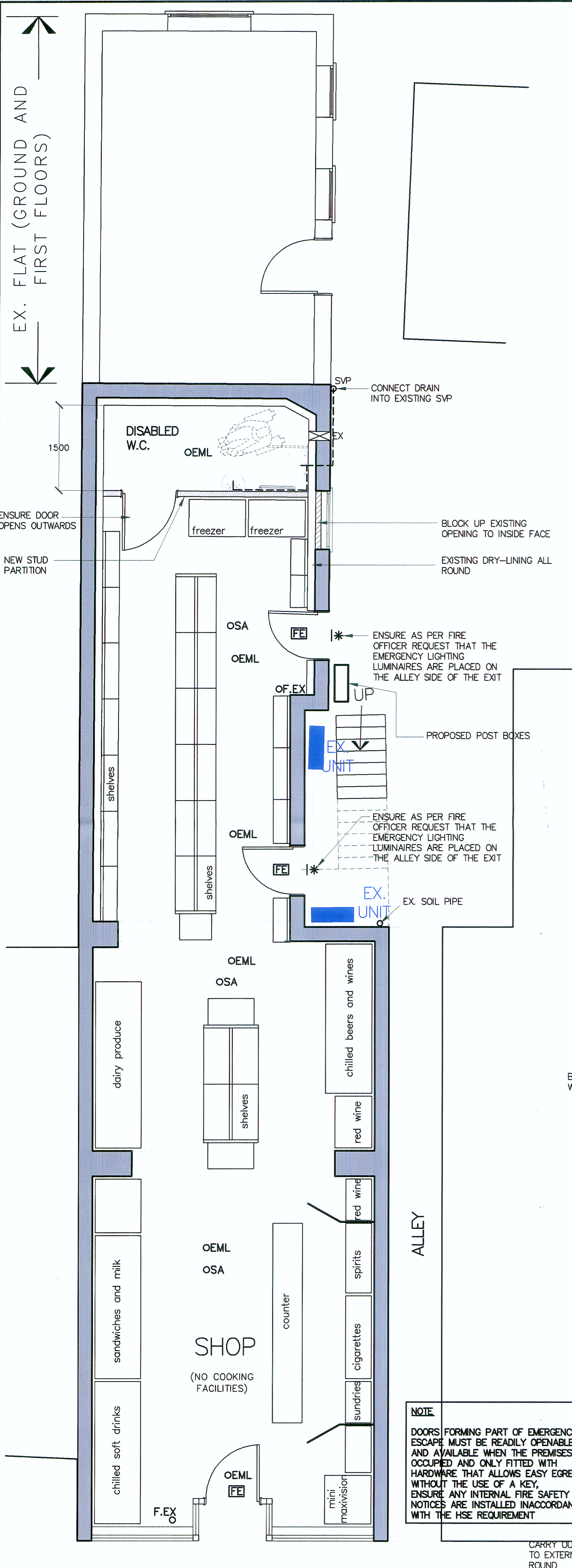
Created on: 05/03/2014

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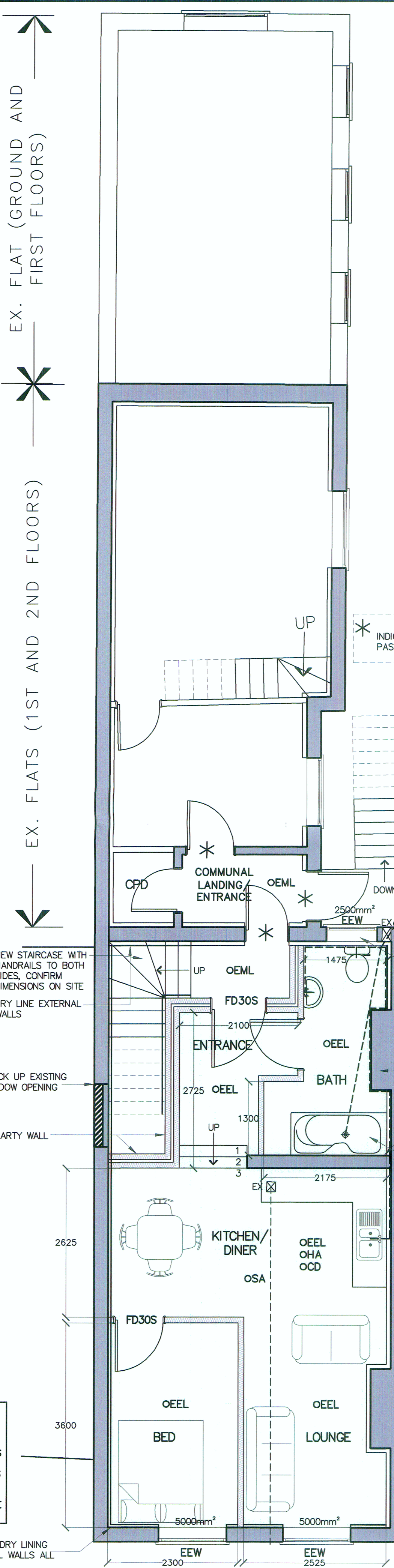
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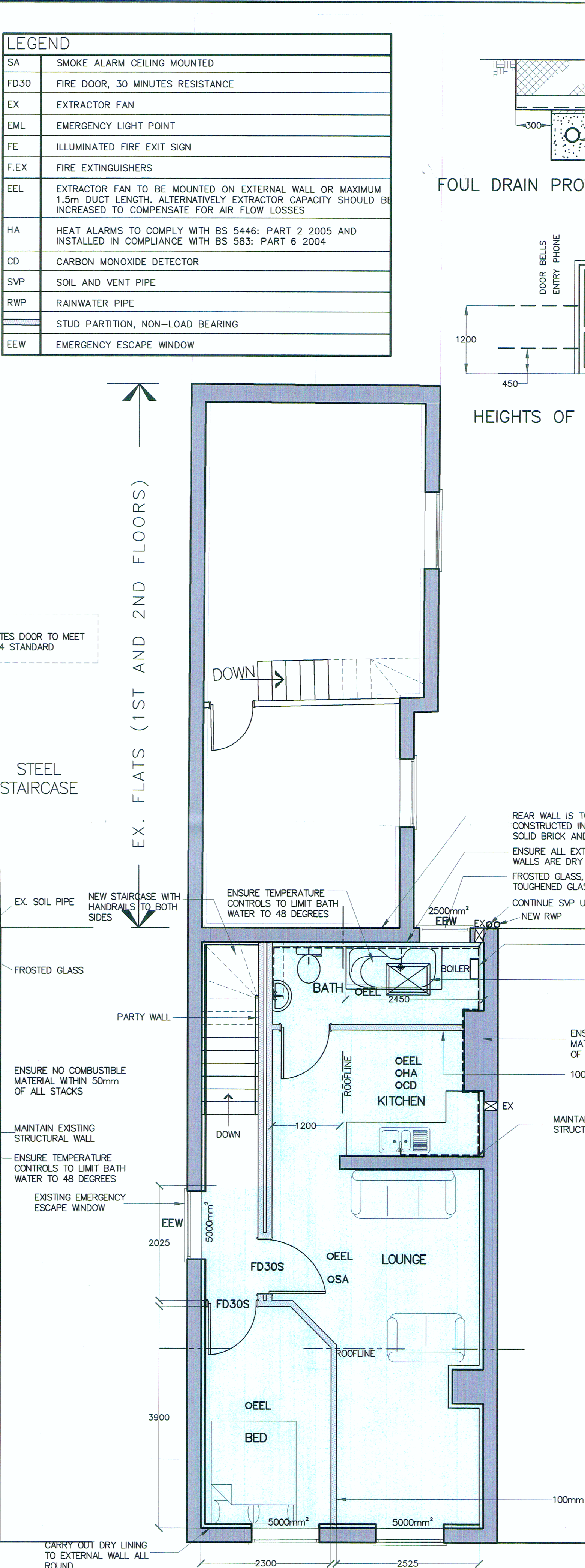




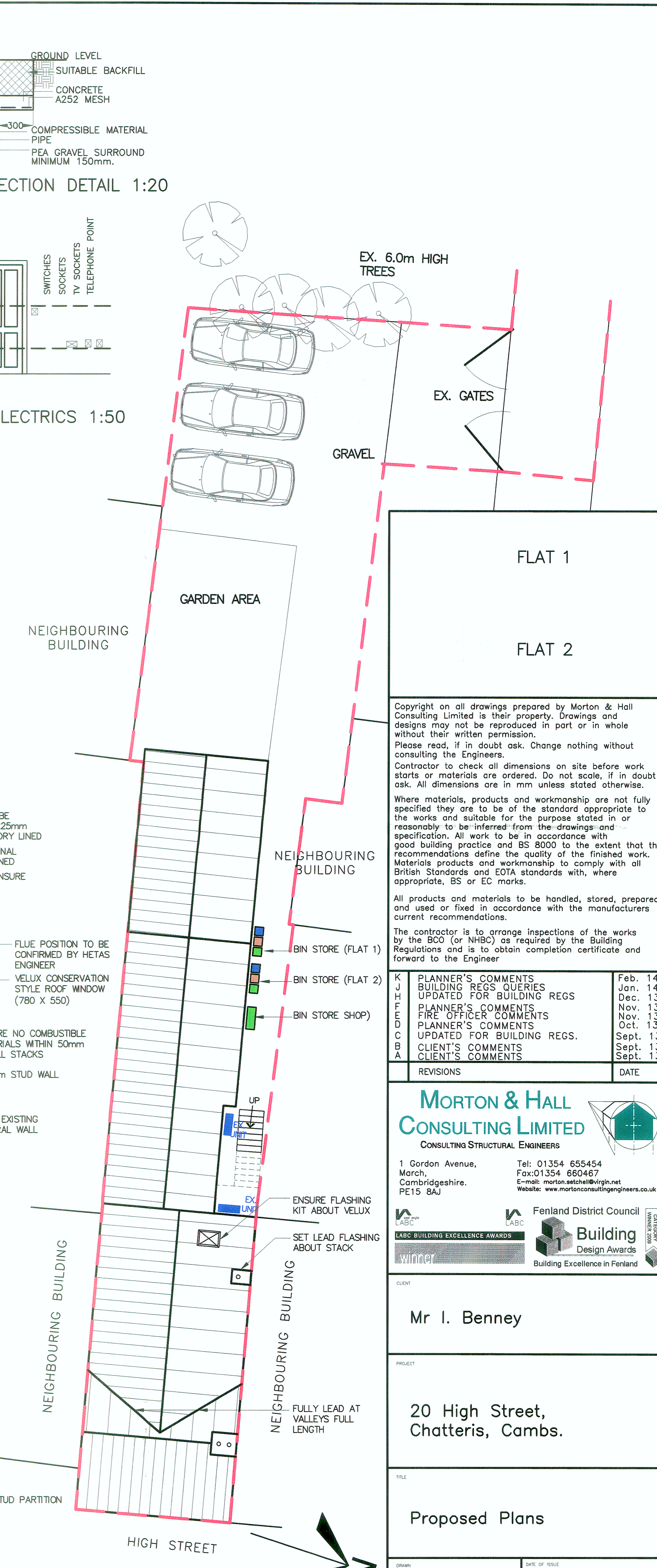
PROPOSED GROUND FLOOR PLAN
1:50



PROPOSED FIRST FLOOR PLAN
1:50



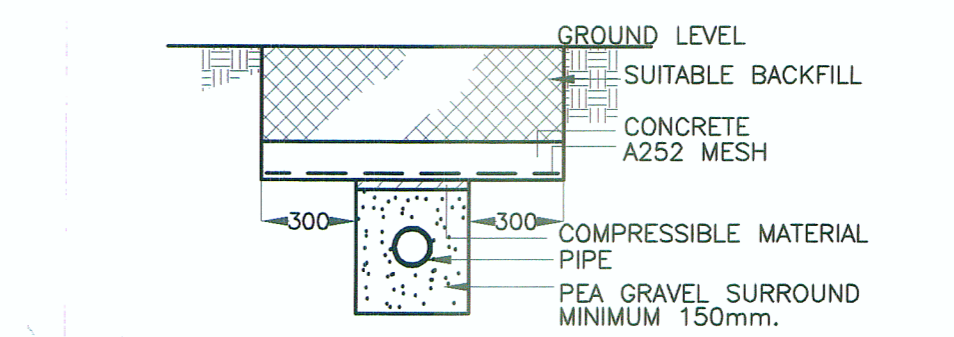
PROPOSED SECOND FLOOR PLAN
1:50



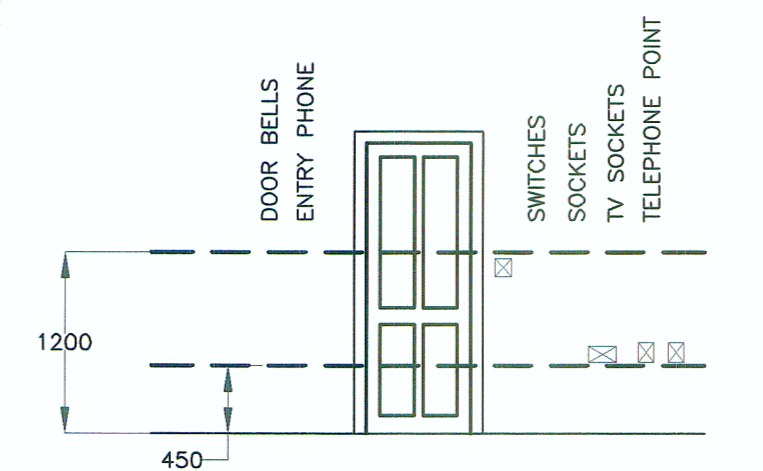
PROPOSED SITE PLAN
1:100

LEGEND

SA	SMOKE ALARM CEILING MOUNTED
FD30	FIRE DOOR, 30 MINUTES RESISTANCE
EX	EXTRACTOR FAN
EML	EMERGENCY LIGHT POINT
FE	ILLUMINATED FIRE EXIT SIGN
F.EX	FIRE EXTINGUISHERS
EEL	EXTRACTOR FAN TO BE MOUNTED ON EXTERNAL WALL OR MAXIMUM 1.5m DUCT LENGTH. ALTERNATIVELY EXTRACTOR CAPACITY SHOULD BE INCREASED TO COMPENSATE FOR AIR FLOW LOSSES
HA	HEAT ALARMS TO COMPLY WITH BS 5446: PART 2 2005 AND INSTALLED IN COMPLIANCE WITH BS 583: PART 6 2004
CD	CARBON MONOXIDE DETECTOR
SVP	SOIL AND VENT PIPE
RWP	RAINWATER PIPE
	STUD PARTITION, NON-LOAD BEARING
EEW	EMERGENCY ESCAPE WINDOW



FOUL DRAIN PROTECTION DETAIL 1:20



HEIGHTS OF ELECTRICS 1:50

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Please read, if in doubt ask. Change nothing without consulting the Engineers.

Contractor to check all dimensions on site before work starts or materials are ordered. Do not scale, if in doubt ask. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

REVISIONS	DATE	
K	PLANNER'S COMMENTS	Feb. 14
J	BUILDING REGS QUERIES	Jan. 14
H	UPDATED FOR BUILDING REGS	Dec. 13
F	PLANNER'S COMMENTS	Nov. 13
E	FIRE OFFICER COMMENTS	Nov. 13
D	PLANNER'S COMMENTS	Oct. 13
C	UPDATED FOR BUILDING REGS.	Sept. 13
B	CLIENT'S COMMENTS	Sept. 13
A	CLIENT'S COMMENTS	Sept. 13

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LABC BUILDING EXCELLENCE AWARDS
Fenland District Council Building Design Awards
Building Excellence in Fenland

CLIENT: Mr I. Benney

PROJECT: 20 High Street, Chatteris, Cambs.

TITLE: Proposed Plans

Drawn	A.M.	DATE OF ISSUE	
Checked		DATE	August 2013
Scale	1:50 1:100	DRAWING NUMBER	H3438/02k

NOTE
DOORS FORMING PART OF EMERGENCY ESCAPE MUST BE READILY OPENABLE AND AVAILABLE WHEN THE PREMISES IS OCCUPIED AND ONLY FITTED WITH HARDWARE THAT ALLOWS EASY EGRESS WITHOUT THE USE OF A KEY. ENSURE ANY INTERNAL FIRE SAFETY NOTICES ARE INSTALLED IN ACCORDANCE WITH THE HSE REQUIREMENT

CARRY OUT DRY LINING TO EXTERNAL WALLS ALL ROUND

CARRY OUT DRY LINING TO EXTERNAL WALL ALL ROUND