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| **Signed:** | **Officer:** | **KH** | | | | **Date:** | **11.08.22** | **Manager:** | | **NH** | | **Date:** | **12.08.22** |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
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| **Application Ref:** | | | 3/2022/0465 | | | | | |  | | | | |
| **Date Inspected:** | | | 09/06/22 | | | | | |
| **Officer:** | | | **KH** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **Approved** | | |
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| **Development Description:** | | | | | Proposed first floor change of use to two self contained 1 bed flats and ancillary domestic storage, access via external staircase . Ground floor conversion of store buildings 1 and 2 into a kitchen. | | | | | | | | |
| **Site Address/Location:** | | | | | Post Office 1-3 Bridge Road Chatburn BB7 4AW | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No objection: | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
|  | | | | | **LCC:** No objection subject to condition restricting the use of the outbuilding to the existing store. | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy EN5: Protecting Heritage Assets**  **Policy DMG1: General Considerations**  **Policy DME4: Protecting Heritage Assets**  **Policy DMG3: Transport and Mobility**  **Planning (Listed Buildings and Conservation Areas) Act 1990** | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2015/1021 – Erection of externally illuminated individual letter sign and two replacement canopies – Approved  3/2012/0875 – Application for one internally illuminated plastic fascia sign – Refused.  3/2005/0814 – Proposed re-roofing of store and covered roof – Approved. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is located within the settlement boundary of Chatburn within the centre of the Village sited between a public house and a dwellinghouse. The site lies within the conservation area. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  First floor change of use to two self-contained 1 bed flats and ancillary domestic storage, access via external staircase. Ground floor conversions of store buildings 1 and 2 into a kitchen. | | | | | | | | | | | | | |
| **Principle of Development:**  The site is in within a conservation area. The use of the first floor is currently residential and comprises of a two bed flat. It is proposed to convert this into two self contained 1 bed flats and ancillary domestic storage accessed via a new external staircase. At ground floor the 2 stores will be converted into a kitchen to serve the shop.  The existing kitchen and dining room would form 1 bed flat at approximately 45sq.m floor area., the lounge and land/stairs would form ancillary domestic storage and bicycle store and the bedrooms and bathroom would form a 1 bed flat at approximately 58.75sq.m. floor area. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposal seeks consent for the creation of two residential planning units therefore consideration must be given to the level of residential amenity and standards of accommodation that will be afforded to potential occupiers of the residential planning units to be created.  In this respect the proposed residential units would meet the minimum gross internal floorspace areas as defined within the ‘technical housing Standards – Nationally Described Space Standards’, with Flat 1 being 45m² and Flat 3 being 58.75m² which meet the required 37m².  Taking account of the internal configuration of the units it is considered that occupiers of the dwellings would be afforded a standard level of living accommodation which would provide satisfactory standard of residential amenity due to the size and configuration of the units and therefore accords with Policy DMG1 of the Ribble Valley Core Strategy.  The external staircase passes the bedroom window of Flat 1 however, the height of the stair rungs at this point would not allow for any inter-looking and concerns over privacy issues have been addressed by obscure glazing to then lower part of that window. This can be controlled by condition.  There are residential properties adjacent which would not be unduly affected by the proposed residential use as this is unlikely to result in any impact above that of existing. The external staircase would not result in any undue impacts on these properties and subject to amendments would not impact on the proposed units. Therefore, the residential use here would not raise any undue issues and the external changes proposed are considered minimal. | | | | | | | | | | | | | |
| **Visual Amenity:**  The site is within the Conservation Area with external changes proposed to the rear including a staircase to access the flats and converting 2 stores into one. The use of the premises as residential flats would not result in any harm to the heritage asset. The external changes are small scale and would not be seen from any public realm vantage points. They are only visible from the rear of the adjacent properties and would not raise any undue concerns.  Two existing stores to the rear yard would be converted into one building to form a kitchen for the existing ground floor retail unit. This would involve raising the roof by 1.1m to form a pitch. This is acceptable and the proposed kitchen will be conditioned to be used by the existing retail unit only. | | | | | | | | | | | | | |
| **Heritage Assets:**  The duties at Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been carefully considered in respect to harm to the designated heritage assets. In accordance with the NPPF para 202 Great weight has been given to the designated assets’ conservation in the planning balance.  The external staircase is proposed to be a metal dog-leg in the enclosed rear yard. This is a relatively small-scale development and is not overly visible or detrimental subject to an appropriate finish. An existing ground floor window would be blocked up and a first-floor window would be changed into a door to allow external access to the units at first floor level.  Two existing stores to the rear yard would be converted into one building to form a kitchen for the existing ground floor retail unit. This would involve raising the roof by 1.1m to form a pitch. This would be acceptable.  As stated above the external changes are relatively small scale and would amount to less than substantial harm. Whilst public benefits would be limited to local employment and creation of two smaller units and 1 holiday let this would be sufficient in my view to outweigh the limited harm particularly as the alterations would not be seen in any public views. | | | | | | | | | | | | | |
| **Highways:**  There is no parking associated with the site and none can be provided. However, there is parking available on the nearby streets which serves the premises and bus stops are located directly adjacent the site.  The parking arrangements therefore would be similar to existing and as per the previous residential use which is acceptable.  It has been suggested that a full traffic management survey should be undertaken, however, this is not necessary for such a small-scale scheme and would not result in changes to the highway safety and parking provision already in existence.  LCC Highway have no objection to the proposal in terms of highway safety, capacity or amenity and I concur with this view. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed change of use would lead to the creation of two smaller units with ancillary domestic storage at first floor whilst the ground floor would be retained as commercial with the stores converted to a kitchen relating to that use only. This revised scheme is now acceptable and accords with the policies and there would be no undue harm to the conservation area, residential or visual amenity from the proposed use and external changes subject to appropriate conditions. | | | | | | | | | | | | | |
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| **RECOMMENDATION**: | | | | Approve | | | | | | | | | |
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