

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: THURSDAY, 12 FEBRUARY 2015
REF: JM/CMS
CHECKED BY:

APPLICATION NO: 3/2014/0996/P (GRID REF: SD 372988 443572)
PROPOSED CHANGE OF USE OF HAIRDRESSERS SHOP TO A ONE BEDROOM GROUND
FLOOR FLAT AT 16 SPRING GARDENS, WADDINGTON, BB7 3HH

PARISH COUNCIL: No observations received at the time of preparing this report.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): The proposed development is a change of use from existing hairdressers shop to a one bedroom flat. It is believed that there would be less frequency of the vehicles visiting the site than the previous business and as such there was a highway betterment. It is possible that the occupant's flat may have one vehicles and currently there is no parking restrictions on the road adjacent to the proposed development and as such it is possible to accommodate one vehicle and the site is on the road of the vicinity of this development. No objection to the proposed development on highway grounds.

ENVIRONMENT AGENCY: Originally objects on the grounds of the inadequacy of the Flood Risk Assessment. A revised Flood Risk Assessment has been submitted and as yet there is no reply to the revised strategy. Update to be reported verbally.

ADDITIONAL
REPRESENTATIONS: No representations received.

Proposal

Permission is sought for a change of use of a former hairdressing salon to a one bedroom flat at 16 Spring Gardens, Waddington. The property is a ground floor unit. There is no parking available within the site and it is situated on the edge of the Conservation Area of Waddington.

Site Location

The property is on the edge of Waddington Conservation Area within the built up area of Waddington and predominantly surrounded by residential properties. It is situated on the main road known as Waddington Road although the property is known as Spring Gardens. The property falls within the settlement boundary of Waddington and is designated a Tier 2 settlement as part of the Adopted Core Strategy.

Relevant History

None.

Relevant Policies

Key Statement DS1 – Development Strategy.
Key Statement H2 – Housing Balance.
Policy DMG2 – Strategic Considerations.
Policy DMG1 – General Considerations.
Policy DMR4 – Retail Outside the Main Settlement.

Environmental, AONB, Human Rights and Other Issues

The main issues to consider in relation to this application relate to residential amenity, highway safety, loss of employment use and the Council's Development Strategy in relation to the provision of new housing.

In relation to residential amenity I do not consider that the creation of a ground floor flat would cause harm to residential amenities of adjacent dwellings. The property is surrounded by residential dwellings and this unit forms one of a block of terraced dwellings. There would be some overlooking as a result of the proposal but this is minimised as the most affected window of the adjacent dwelling is obscure glazed.

Having regard to highway implications it is clear that the County Surveyor recognises that the previous use may have resulted in more vehicular activity and although there is no provision for off-street parking there is no objection from Lancashire County Council Highway Authority on this matter.

The property has been marketed and there has been no demand for a hairdressing facility or other type of employment use. Although it is regrettable to lose any facility that serves the local community I do not consider that the loss of this business use would be significant harm to the vitality of the local community.

The key issue that remains to be considered relates to whether or not the provision of an additional residential property, albeit a small one bedroom flat, would be harmful to the Adopted Core Strategy and in particular the settlement hierarchy. Policy DMG2 in relation to Tier 2 villages requires that the development should either:

- be essential to the local economy;
- needed for the purpose forestry agriculture;
- for local needs housing and meets and identified need;
- small-scale tourism or recreation development;
- small-scale uses appropriate to a rural area.

It is evident that over the plan period there are no houses to be allocated for Waddington and as such there is no residual requirement for a market house in this location. So unless the proposal is either local needs housing or has recognised regeneration benefits it should be resisted.

It is accepted that the proposal would create a small flat and by nature of its size would potentially provide provision for a reasonably low priced unit. The SHMA concluded that there is a need for both market and affordable 1 bed units. The applicant has indicated they are not

willing to have an affordable units restriction and so this application must be seen as providing a 1 bedroom market dwelling.

The applicant considers that this development would provide regeneration benefits via the construction and introduction of a new household, but it is clear that this would provide limited benefits, I am fully aware that each application is considered on its merits but it is worth noting that an Inspector has given little regard to economic benefits of one dwelling in two recent planning appeals.

Conclusion

It is accepted that this scheme would not result in any significant visual harm and there is some benefit in providing a 1 bedroom flat as this is identified need and would add to the range of housing provision in the locality and borough.

I am mindful that the Adopted Core Strategy which identifies Waddington as a Tier 2 settlement where there is no requirement for market housing and that it should be limited to local needs and regeneration benefits. I consider that this is an exceptional case as it does not include new build, ensures the vitality of an existing building in a prominent location and would add to the range of house types throughout the borough and also help to meet a local and borough need for 1 bed units.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions and subject to adverse comments received from the Environment Agency:

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be carried out in accordance with plan references 4665-01REVB and 4665-03A.

REASON: For the avoidance of doubt.

3. Prior to occupation of the dwelling precise details of the obscure glazing shall be submitted to and approved in writing by the Local Planning Authority. It shall thereafter remain in that matter in perpetuity.

REASON: To safeguard adjacent residential amenity and to comply with Policy DMG1 of the Core Strategy Adopted Version.