

PARISH Shirebrook

APPLICATION Change of use of ground floor storage space to self contained flat.
LOCATION 156 Station Road, Shirebrook, Mansfield NG20 8UG
APPLICANT Mr Irenpal Singh, 28 Staindale Drive, Aspley, Notts NG8 5FU
APPLICATION NO. 17/00357/FUL
CASE OFFICER Rory Hillman
DATE RECEIVED 12th July 2017

DELEGATED ITEM REFERRED TO COMMITTEE

REASON: Potential for loss of retail unit and harm to the character of the host building.

SITE

156 Station Road is a three storey end terrace property which forms part of the Beehive, a Victorian terrace which has a shop frontage at ground floor level with residential uses on the floors above. The upper floors of the property in question have been converted into four flats with the benefit of planning permission granted by the Council in 2012. The premises are located within a predominantly residential area within walking distance of Shirebrook's town centre.

The building is constructed in brick with a tiled roof and the windows are a mix of timber and UPVC. There is currently no on-site parking. There is a small rear yard with a brick wall approx 2m high on the boundary. To east of the site is a small grassed area of open space with dwellings beyond.

PROPOSAL

The current application proposes the conversion of the rear part of ground floor of the premises (currently in use as the storage area of the retail unit) to a self contained flat. The flat would have an internal floor area of c.24.5m² including separate bedroom and small bathroom (1.8m²).

AMENDMENTS

Original proposal of two self-contained flats revised to retain the retail unit to the front of the building, with the existing rear storage area converted to residential use. Received 27.10.2017

HISTORY (if relevant)

98/00361/FUL: Change of Use from shop to office: Approved 24/09/1998

03/00793/FUL: Erection of security shutters to shop and new door: Approved 5/01/2004

12/00337/FUL: Conversion of flat to 4 self contained flats/bedsits: Approved 05/09/2012

CONSULTATIONS

Pollution Control Officer: No objections in principal to the development as long as all conversions comply with Building Regulations to minimise problems with potential noise nuisance between the individual flats. 19.9.2017

DCC Highways: No objections. 18.8.2017

Shirebrook Town Council: Object on the grounds that the historic character of the building would be harmed. Objection reiterated on consultation of amended plans.12.9.2017 & 11.10.2017

PUBLICITY

Site notice and neighbours notified, 8 representations in objection received.

The objections received relate to:

- The implications of the proposal for the historic shopfront and the integrity of a building which is of historic interest and value as an example of Victorian retail architecture.
- Additional pressure on drainage, parking and litter resulting from a residential use.
- The loss of the retail unit, loss of storage available to the retail unit.

POLICY

Bolsover District Local Plan (BDLP)

GEN 1 (Minimum Requirements for Development)

GEN 2 (Impact of Development on the Environment)

National Planning Policy Framework

Makes a presumption in favour of sustainable development. Encourages quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Other (specify)

Successful Places: Sustainable Housing Layout and Design (Supplementary Planning Document)

ASSESSMENT

The Beehive is a distinctive building within the settlement framework, adjacent to Shirebrook Town Centre in a predominantly residential area. Therefore, the proposals would normally be considered to be acceptable in principle and the current application should be looked at favourably provided that the proposed change of use would not prejudice the future operation of the retail unit that occupies the corner of the building or compromise the external appearance of the building itself. These issues are particularly important in this case because the Beehive is an unlisted building of merit and retention of the retail façade running along its road facing elevation is important to the retention of its locally distinctive character.

In this case, amended plans have been received that address concerns raised by officers that the flats originally proposed would lead to the loss of the retail unit and adversely affect the external appearance of the building. Subsequently, the application has been amended by omitting one of the proposed flats and the revised proposal is now mainly restricted to the internal conversion of the existing storage area at the rear of the building to a residential use. These changes would now involve minimal changes to the external appearance of the building and would not affect the main part of the existing ground floor shopfront.

The revised proposal is therefore unlikely to have a significantly adverse impact on the character of the building or the wider street-scene and it is considered the revised proposals strike a better balance between converting more of the building to residential use and the retention of the retail units on the ground floor of the building.

In terms of the quality of the proposed accommodation, reducing the number of proposed flats from two to one has addressed officers' concerns that two flats would be unduly cramped in the available space. The revised proposals also address concerns that one of the flats originally proposed would not be provided with sufficient natural light. Similarly, the first and second floors of the building are currently in residential use and it is likely that some level of noise would affect the flat proposed in the revised application. However, this is unlikely to be significant provided building regulations are adhered to, as stated by the Pollution Control officer consulted. Therefore, it is now considered the single flat proposed in the revised application should provide a sufficiently high level of amenity for future occupants.

In terms of neighbourliness, the proposal will not otherwise result in a significant loss of privacy or amenity for residents of adjacent/attached dwellings because of the nature of the proposals and the relationship between the proposed flat and the nearest neighbouring residential properties. The additional flat is likely to result in some increased requirement for parking and it is noted that there is no parking available on the site. However, given the fact that the proposed flat would be a small one, and likely to be low rent, it is possible that future occupants would not own cars. Nonetheless, the site is close to Shirebrook town centre and public transport links giving access to Chesterfield and Mansfield. As such the proposal is unlikely to result in a significant increase in on-street parking and allowing the proposal is not considered to be detrimental to highway safety by the Local Highway Authority.

It is therefore considered the revised proposals meet the requirements of Policy GEN 1 and Policy GEN 2 of the Bolsover District Local Plan because the revised proposals would provide an additional unit of accommodation with reasonable living conditions for future occupants in a relatively sustainable location. In addition, the revised proposals would have little impact on the character and appearance of the host building or the amenities of the local area. Therefore, the current application is recommended for approval subject to conditions requiring the development to start within three years and be completed in accordance with the amended drawings in the interests of the proper planning of the local area.

In this case, it is also considered necessary to impose conditions on any permission for the current application requiring prior approval of the design of the new door to be fitted in a bricked up door opening and the design of a new fire window to be inserted into an existing opening to ensure both items will reflect the more traditional character of the host building. Finally, a condition restricting the use of the remaining shop unit to an A1 retail use is recommended in the interests of safeguarding the retail façade, which is integral to the locally distinctive character of the host building.

Other Matters

Listed Building: None affected

Conservation Area: None affected

Crime and Disorder: No issues relating to this proposal

Equalities: No issues relating to this proposal

Access for Disabled: No issues relating to this proposal
Trees (Preservation and Planting): None affected
SSSI Impacts: None affected
Biodiversity: No issues relating to this proposal
Human Rights: No issues relating to this proposal

RECOMMENDATION

The current application be APPROVED subject to the following conditions:

- 1. The development shall be begun before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall not be carried otherwise than in complete accordance with the amended plans received by the Local Planning Authority on 27 October 2017.**
- 3. Prior to the commencement of the development hereby permitted, detailed drawings of the new window and door shall be first submitted to and agreed in writing with the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the agreed details.**
- 4. The retail shop floor shown on the approved plans shall be used for retail purposes and for no purpose other than an A1 retail use as described in the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended) or any use equivalent to an A1 retail use in any statutory instrument revoking and re-enacting that order with or without modification.**

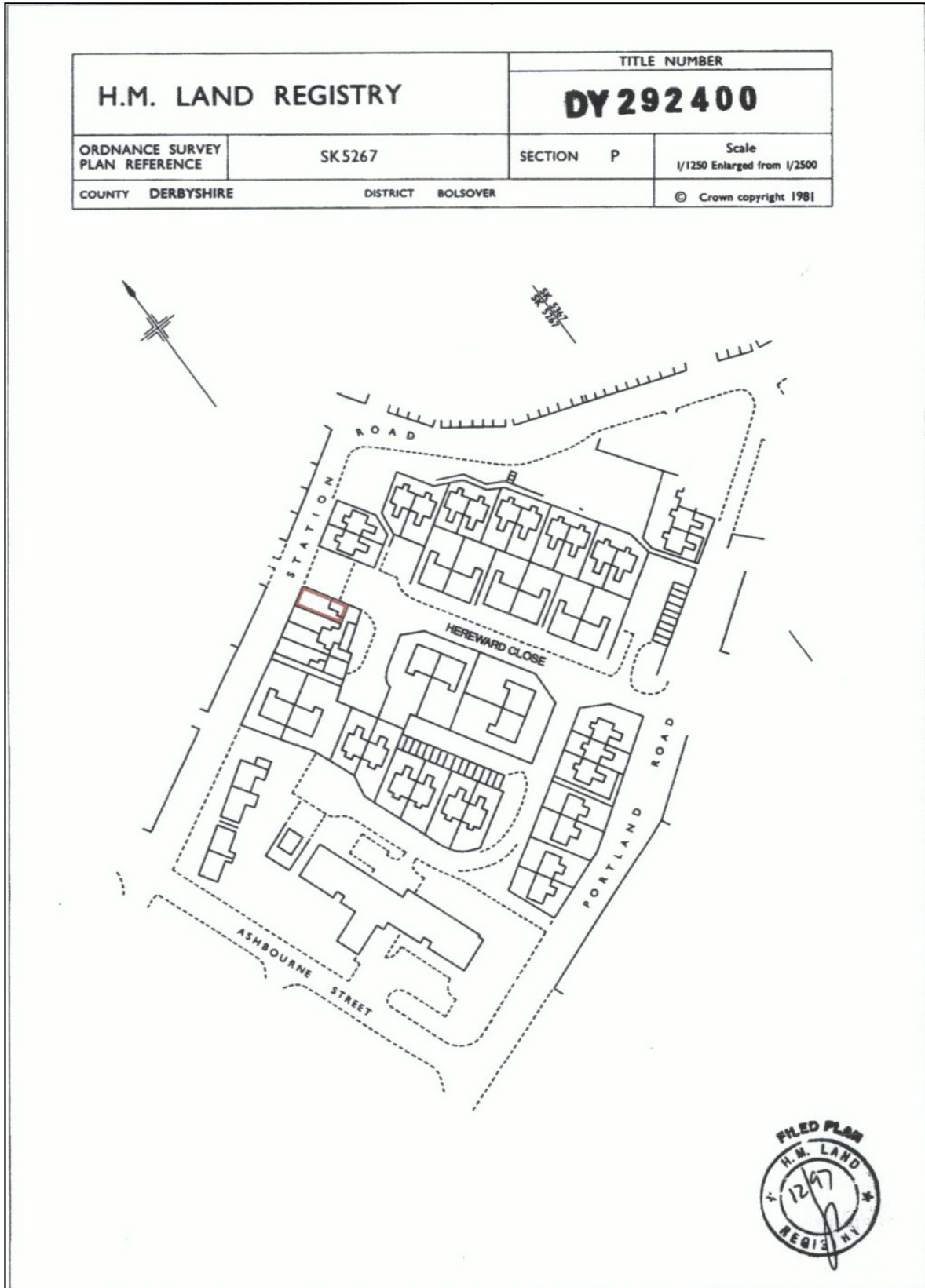
Reasons

1. In the interests of the proper planning of the local area
2. In the interests of the proper planning of the local area
3. To ensure an appropriately detailed design that reflects the locally distinctive character and appearance of the existing building.
4. To allow the Local Planning Authority to retain control over the use of the ground floor building in the interests of safeguarding the host building's locally distinctive character and appearance.

Summary of Decision Process

Revised plans have been sought by officers to improve the original proposals and to ensure the revised proposals would conserve the locally distinctive character and appearance of the host building and comply with relevant policies in the Bolsover District Local Plan.

Site Location Plan



Revised Proposals

