

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	PL/5/2010/0043
FULL APPLICATION DESCRIPTION	CONVERSION FROM SINGLE DWELLING TO SEVEN SEPARATE DWELLING UNITS, WITH COMMUNAL BATHROOM
NAME OF APPLICANT	BRITISH ISRAEL WORLD FEDERATION
SITE ADDRESS	HARDWICK HOUSE, HARDWICK STREET, HORDEN
ELECTORAL DIVISION	HORDEN
CASE OFFICER	Philip Johnson 0191 5274332 philip.johnson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site: Hardwick House is a substantial, two-storey, four-bedroomed, end-terrace dwellinghouse which is located at the south-western end of Hardwick Street adjacent to the A1086, Coast Road, some 90 metres west of the Coast Road's junction with the B1320, Yoden Way. The building occupies virtually all of its curtilage other than a small triangular forecourt on the Coast Road elevation.

Proposal: The application proposes the conversion of this house into seven separate dwelling units. Five of the units are contained in individual rooms with their own cooking and shower/toilet/wash basin facilities; the sixth has only its own cooking facilities while the seventh occupies two rooms and has larger kitchen and bathroom facilities. A communal bathroom is proposed on the first floor.

The proposal does not involve any external alterations to the building itself but a short length of boundary wall is intended for removal in order to create access from the Hardwick Street/Park Terrace rear lane into a parking space in the triangular forecourt alongside the Coast Road.

PLANNING HISTORY

None.

PLANNING POLICY

NATIONAL POLICY:

Planning Policy Statement 1: Delivering Sustainable Development sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

REGIONAL POLICY:

The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>

LOCAL PLAN POLICY:

District of Easington Local Plan

Policy 1- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.

Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.

Policy 36 - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.

Policy 73 - Extensions or alterations to existing dwellings, requiring planning permission, will be approved provided that there are no serious adverse effects on neighbouring residents, the proposal is in keeping with the scale and character of the building and the proposal does not prejudice road safety or result in the loss of off street parking.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.easingtonlocalplan.org.uk/>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

Parish Council: Objection on basis of lack of adequate parking facilities – proposal includes only one on-site space and there is little spare

capacity for parking in adjacent streets; will cause congestion for existing and new residents; regardless of Highways Section's views, potential exists for additional vehicles from residents and visitors to cause congestion for existing and new residents. Also concerned about potential for anti-social behaviour.

INTERNAL CONSULTEE RESPONSES:

- Highways: Potential occupiers of this type of bed-sit accommodation would not be expected to have access to motor vehicles but provision of one parking space is acceptable; any future changes to more conventional flats would attract higher level of off-street parking. Property is nearly completely surrounded by single yellow lines and has 'keep clear' marking in vicinity of proposed parking space access; this lack of parking is likely to dictate type of occupants who choose to live in the property.
- Environmental Health: No response at time of report preparation.
- Policy Team: 'Saved' policy 35 of former District of Easington Local Plan is most relevant.

PUBLIC RESPONSES:

- Neighbours: 1 objection from local resident relating to behaviour of present occupiers of building.
- Site notice: No response.

APPLICANT STATEMENT

Alan Glenwright, the Principal Engineer of Durham County Council Development Control, accepts the proposal with the provision of 1 no. in-curtilage parking space. Mr. Glenwright has also taken a sensible approach regarding car ownership with future occupants potentially being of limited means and not in a financial position to afford car ownership, but being rather the single unemployed, who do exist in large numbers and require affordable accommodation on a very low budget.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=107892>). Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATION AND ASSESSMENT

The material planning considerations in this application are considered to be:

- policy;
- impact on surroundings;
- highways matters; and
- objections.

Policy

'Saved' policy 35 of the former District of Easington Local Plan is the most relevant policy consideration relating to this application. In the absence of any significant alterations to the

existing structure, it is specifically part (iv) of this policy, regarding adverse impacts to the amenity of people living or working in the vicinity of the site, which should be considered.

Since this proposal relates to a residential use in a predominantly residential area, it is considered that the proposal accords with this policy.

Impact On Surroundings

Hardwick House is a substantial building, located in a prominent position adjacent to the main Coast Road running through the centre of Horden. At present, the building has a somewhat neglected appearance, having been let by the present owners to two or three people without a high degree of management, resulting in little consideration being afforded to their surroundings by the present occupiers.

The applicants' agent has stated that, upon a successful outcome of this planning application, the property will come under new ownership/management and that the property will be licensed as a house in multiple occupation under Part IV of the Housing Act, 2004.

It is considered that this control will ensure that the property is managed to a much higher standard than has hitherto been the case.

Highways Matters

The Council's Highway Development Control Section are of the opinion that the proposal is acceptable with the provision of one off-street car parking space on the basis that the potential occupants of these basic units of accommodation would not be expected to have access to motor vehicles.

It should be noted, however, that any future conversion of the seven units into, say, two or three more conventional flats would justify a requirement for a higher level of on-site parking facilities, which, in this case, would involve the demolition of part of the ground floor of the building. Since such a future conversion into a lesser number of units of accommodation could be carried out without the need for planning permission, the recommended decision on this application includes a condition preventing such a change from taking place.

Objections

Horden Parish Council have objected to the proposal on grounds of lack of availability of parking facilities either on the site or in the immediate area. They feel that, regardless of whether the occupants of the proposed units of accommodation are expected to have access to motor vehicles or not, the potential is there for additional vehicles to congest the surrounding area, either by occupiers or visitors.

The preceding section of this report covers this aspect of the application.

The Parish council are also concerned, as is the local resident who has lodged an objection, that anti-social behaviour, such as an escalation of littering, in the area could increase as a result of the increased number of people living in the premises.

While there may or may not be reason to believe that such behaviour may occur, this is not a material planning consideration.

CONCLUSION

This proposal is for a residential use in a residential area and, as such, is acceptable in principle. Having regard to the size and nature of the proposed dwelling units and the circumstances of the likely occupants, it is considered that the proposal can be accommodated on this site without any significant detrimental effects on the amenities of other nearby residents or adverse highway impacts.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions;

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out only in accordance with the approved plans, specifications and conditions hereby imposed.
3. The car parking space shown on the plan hereby approved shall be made available for use prior to the development hereby approved being brought into operation and, thereafter, the car parking space shall be maintained in such a manner as to ensure its availability at all times for the parking of a private vehicle.
4. The seven units of accommodation hereby permitted shall not be converted into any lesser number of residential units, other than back to a single dwellinghouse, at any time in the future without the prior written approval of the Local Planning Authority.

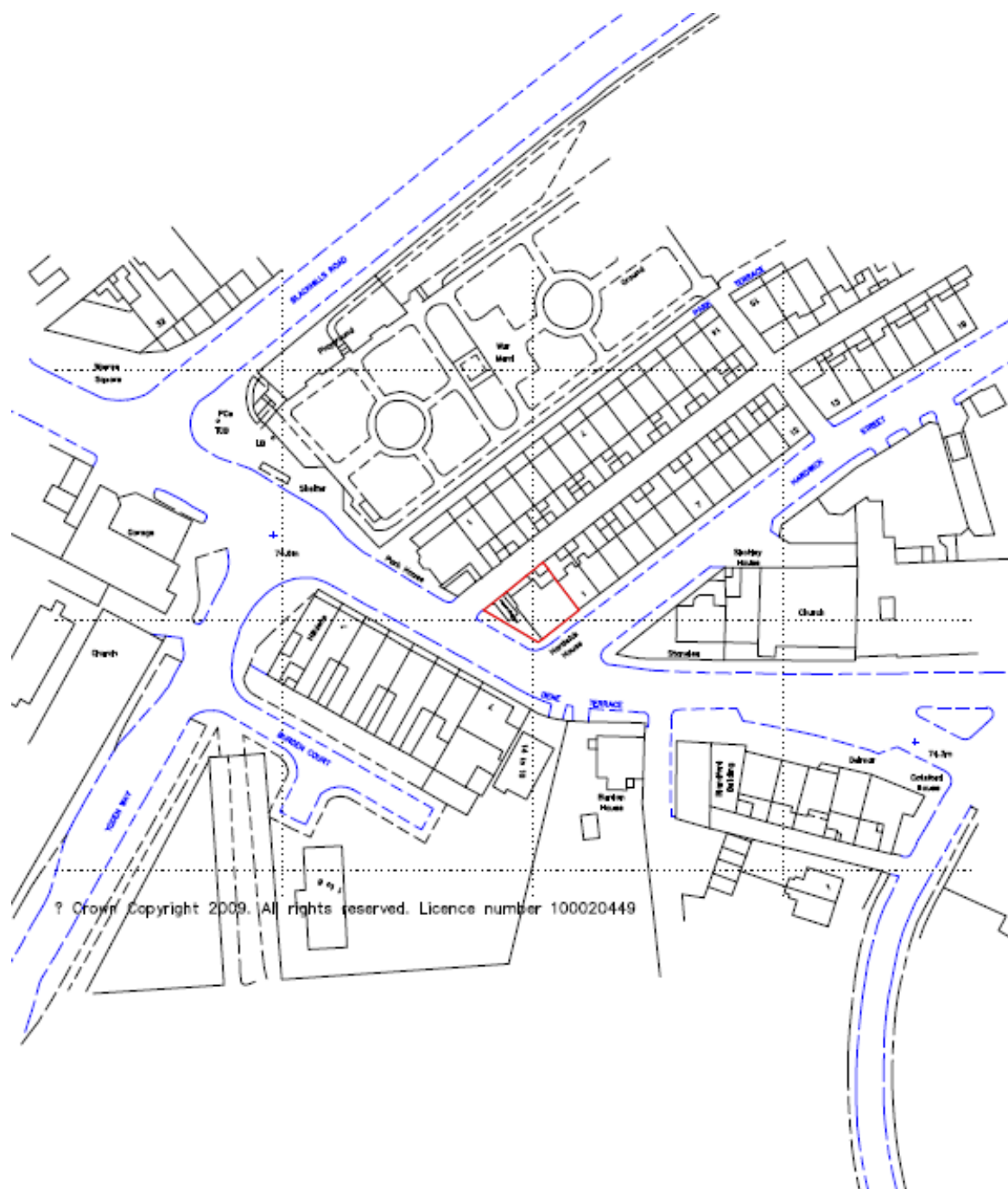
REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN	ENV35 - Environmental Design: Impact of Development
DISTRICT OF EASINGTON LOCAL PLAN	ENV36 - Design for Access and the Means of Travel
DISTRICT OF EASINGTON LOCAL PLAN	GEN01 - General Principles of Development
DISTRICT OF EASINGTON LOCAL PLAN	HOU73 - Extensions and/or alterations to dwellinghouses
2. In particular the development was considered acceptable having regard to consideration of issues of policy, amenity and highway safety.
3. The stated grounds of objection concerning parking facilities and anti-social behaviour were not considered sufficient to lead to reasons to refuse the application because the type of accommodation proposed is unlikely to involve a need for the usual amount of parking spaces and the behaviour of residents is not a material planning consideration.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- Planning Policy Statements / Guidance, PPS1, PPG2, PPS3, PPS7, PPS9, PPS13, PPG15, PPG16
- Consultation Responses



Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	PL/5/2010/0071
FULL APPLICATION DESCRIPTION	CONVERSION OF SINGLE RESIDENTIAL UNIT TO 3 NO. SELF-CONTAINED FLATS
NAME OF APPLICANT	BRITISH ISRAEL WORLD FEDERATION
SITE ADDRESS	1ST FLOOR, 5 BEDE STREET, EASINGTON
ELECTORAL DIVISION	EASINGTON
CASE OFFICER	Barry Gavillet 0191 5274305 barry.gavillet@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site: This application site lies within the settlement of Easington Colliery on Bede Street, which is located off Seaside Lane, the main road that runs through Easington Colliery. There are residential properties to the north and east of the site with open space to the south and west. Further to the north on Seaside Lane there are shops, a doctors surgery and a church. The application site is currently a large first floor flat situated above a hairdressers and fish and chip shop.

Proposal: This application proposes the conversion of the first floor, four bedroomed flat into three single self-contained flats, no external alterations are proposed. Each flat would have a bedroom, kitchen and bathroom, one of the flats would have a living room provided to the front of the building. Access to the flats is currently through the rear yard area into a shared lobby, this would remain unchanged.

PLANNING HISTORY

None relevant.

PLANNING POLICY

NATIONAL POLICY:

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LOCAL PLAN POLICY:

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The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.easingtonlocalplan.org.uk/>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

Parish Council – objection, the proposals would result in parking problems.

INTERNAL CONSULTEE RESPONSES:

Highways Officer – unlikely to result in parking problems, no objections.

Planning Policy – Policy 35 of the District of Easington Local Plan is most relevant.

PUBLIC RESPONSES:

None.

APPLICANT STATEMENT:

The applicant has responded to the Parish Council objection as follows:

Alan Glenwright the principal engineer of Durham County Council Highway Development Control accepts the proposal in its current form. Mr Glenwright has taken a sensible approach regards car ownership, with future occupants potentially being of limited means and not in a financial position to afford car ownership, but rather the single unemployed, who do exist in large numbers and require affordable accommodation on a very limited budget.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at (<http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=108081>). Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATION AND ASSESSMENT

The main planning considerations with regard to this planning application are the impact on the amenity of surrounding residents and the street scene, highways issues and the Parish Council objection.

Impact on the amenity of surrounding residents and the street scene.

'Saved' policy 35 of the former District of Easington Local Plan is the most relevant policy consideration relating to this application. In the absence of any significant alterations to the external structure, it is specifically part (iv) of this policy, regarding adverse impacts to the amenity of people living or working in the vicinity of the site, which should be considered. Since this proposal only relates to the creation of an additional two self-contained flats (one already exists), the use remains a residential use in a predominantly residential area. It is not considered that the proposal would lead to any adverse impacts on nearby occupiers and therefore accords with policy 35.

Highways issues.

The highways officer has considered that by the very nature of such residences, the occupants are unlikely to have access to a motor vehicle and hence car parking is not seen as a significant issue. The property does not lend itself to the creation of any on-site car parking.

It is also noted that the application site lies within a short distance to public transport links, community facilities and shopping facilities, it is therefore considered that the site is a sustainable location which should limit the need for private car use and accordingly, the proposal is in accordance with policy 36.

Parish Council objection.

The Parish Council have objected to the application, stating that the proposal would lead to parking problems in an already congested area, they note that a doctors surgery is nearby which contributes to parking congestion in the vicinity.

The advice from the Highways Officers in this instance is that the proposals would not lead to any significant parking issues due to the type of accommodation proposed.

In addition to this, it should be noted that the proposal would create three single bedroomed flats from the existing flat which has four bedrooms, and so it could be argued that the

existing development could generate a similar level of off-street car parking, even if all occupants have access to a private car. On this basis it is not considered that the issues raised by the Parish Council are significant enough to warrant refusal of planning permission.

CONCLUSION

Taking all relevant planning considerations into account, it is not considered that the proposals would lead to any adverse impacts on surrounding occupiers or the street scene, nor would it lead to any significant parking problems. It is considered that the proposals accord with saved policies 1, 35, 36 and 73 of the District of Easington Local Plan.

RECOMMENDATION

That the application be subject to the following conditions;

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority.

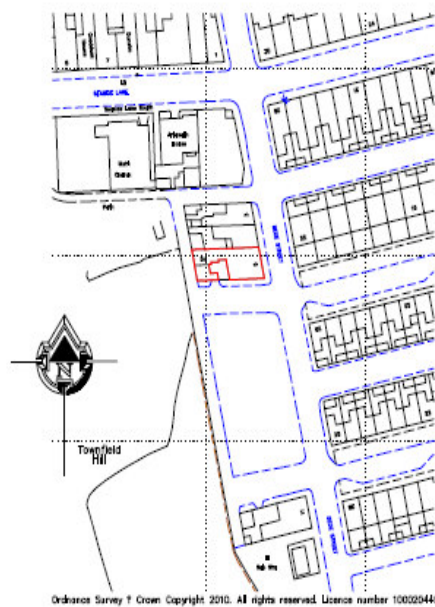
REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies:

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DISTRICT OF EASINGTON LOCAL PLAN	ENV35 - Environmental Design: Impact of Development
DISTRICT OF EASINGTON LOCAL PLAN	ENV36 - Design for Access and the Means of Travel
DISTRICT OF EASINGTON LOCAL PLAN	HOU73 - Extensions and/or alterations to dwellinghouses
2. In particular the development was considered acceptable having regard to consideration of issues of amenity and highway safety.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
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