

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **19TH JUNE 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION – CHANGE OF USE OF UPPER FLOOR OF VACANT RETAIL UNIT TO CREATE 6 NO. SELF-CONTAINED FLATS AT 57 CHESTER ROAD WEST, SHOTTON**

APPLICATION NUMBER: **050508**

APPLICANT: **MR. A ISMAIL**

SITE: **57 CHESTER ROAD WEST, SHOTTON CH5 1SU**

APPLICATION VALID DATE: **14TH FEBRUARY 2013**

LOCAL MEMBERS: **COUNCILLOR MRS. A. MINSHULL**

TOWN/COMMUNITY COUNCIL: **SHOTTON TOWN COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST GIVEN CONCERNS ABOUT CONFLICT WITH VEHICULAR MOVEMENTS TO EXISTING RETAIL PREMISES, OVERDEVELOPMENT AND LACK OF PARKING**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This full application proposes the change of use of the first floor of an existing building at 57 Chester Road West into 6 No self-contained flats. It is also proposed to form a new access door within the front elevation to serve the units and introduce 4 new window openings into the rear elevation.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01 That conditional planning permission be granted subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking or advance payment of a commuted sum of £733 per flat towards the improvement of existing recreational facilities in the community.

Conditions

1. Time limit on commencement
2. In accordance with approved details
3. No surface water to connect into public sewerage system
4. No land drainage to discharge into public sewerage system
5. Foul and surface water to discharge separately from the site.

If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Head of Planning be given delegated authority to **REFUSE** the application.

3.00 CONSULTATIONS

3.01 Local Member

Councillor Mrs. A. Minshull

Request site visit and Planning Committee determination given concerns about conflict with vehicular movements to existing retail premises, overdevelopment and lack of parking

Shotton Town Council

The Council's County Councillor has requested site visit on this application and objects on the following grounds, safety issues, delivery/home delivery services, parking, over density, extra volume sewage into system, overdevelopment of multiple occupation properties in the area.

Public Open Spaces Manager

Request the payment of a commuted sum of £733 per unit towards the improvement/enhancement of recreational facilities in the community.

Head of Assets and Transportation

No objections as the proposal is within a town centre location.

Head of Public Protection

Awaiting response at time of preparing report.

Welsh Water/Dwr Cymru

Request that any permission includes conditions in respect of foul, surface and land drainage.

4.00 PUBLICITY

- 4.01 Press Notice, Site Notice, Neighbour Notification
No responses received.

5.00 SITE HISTORY

- 5.01 None relevant.

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
Policy STR4 – Housing
Policy GEN1 – General Requirements for Development
Policy GEN2 – Development Inside Settlement Boundaries
Policy AC13 – Access and Traffic Impact
Policy AC18 – Parking Provision and New Development
Policy HSG3 – Housing on Unallocated Sites within Settlement Boundaries
Policy HSG8 – Density of Development
Policy S10 – Conversion of Upper Floors

Additional Guidance

- Local Planning Guidance Note 2 – Space Around Dwellings
Local Planning Guidance Note 11 – Parking Standards

7.00 PLANNING APPRAISAL

- 7.01 The building the subject of this application is located on the southern side of Chester Road West, Shotton on the corner of the junction with Victoria Road..
- 7.02 The ground floor of the building is currently vacant but was formerly used as a retail unit. It is located within the settlement and town centre boundaries of Shotton as defined in the adopted Flintshire Unitary Development Plan.
- 7.03 Proposed Development
The plans submitted as part of this application propose the conversion of the first floor of the building at 57 Chester Road West into 6 No. self-contained flats comprising 2 x studios, 3 x 1 bed flats and 1 x 2 bed flat. It is proposed to form a new separate access door on the front elevation of the building to serve the first floor flats and introduce 4 new first floor windows into the rear elevation.
- 7.04 Main Planning Issues
It is considered that the main planning issues can be summarised as follows:-

- a) principle of development
- b) impact on character of site and surroundings
- c) adequacy of parking
- d) impact of development on existing retail premises at this location

7.05 Principle of Conversion

The principle of the conversion of the upper floor of a building into apartments/flats within a settlement boundary and town centre location is considered to be acceptable in accordance with the planning policy framework subject to the safeguarding of relevant amenity and design considerations. Policy S10 permits the conversion of upper floors subject to i) satisfactory on site or off site public car parking be available ii) the operation of the ground floor use not being adversely affected and iii) in the case of residential conversions, adequate residential amenity can be assured.

7.06 Impact on Character of Site and Surroundings

The proposed introduction of a new access door on the front elevation and 4 new windows within the rear elevation of the building would not have a detrimental appearance on the character of the building or street scene at this location.

7.07 Access and Parking

Given the existing pattern of development at this location, there are no parking facilities available within the site curtilage to serve the proposed development. In support of the application the applicant considers that the "site lies in a highly sustainable location, where there are alternative modes of transport to the private car." Consultation on this aspect of the development has been undertaken with the Head of Assets and Transportation who raises no objection to the development given the site's location within the town centre and proximity to existing car parking facilities/alternative modes of transport.

7.08 Impact on Existing Retail Premises

Whilst the concerns relating to the impact of the proposed development on existing retail premises are duly noted, the site is located within a town centre location where there is a mix in the type and size of retail outlets. The use and servicing of these units is currently undertaken along side the occupation of existing residential properties in the locality. It is considered that the scale of development proposed would not cause detriment to the vehicular movements associated with deliveries to these premises.

7.09 Other Considerations

The conversion of the upper floor into self-contained apartments is not considered likely to adversely affect the use of the ground floor retail unit. As a general principle, the introduction of residential accommodation into town centres can assist in promoting their vitality, particularly in the evening. It is considered that the proposed self

contained apartments will enjoy adequate levels of amenity in line with policy requirements.

8.00 CONCLUSION

- 8.01 It is considered that the principle of the conversion of the first floor of the building into 6 No. apartments is acceptable at this location providing an alternative use for the building which has remained vacant for a period of time. The additional use of the first floor would not preclude the ground floor being used for further commercial use at a later date. The external alterations would improve the visual appearance of the building within the street scene and the Head of Assets and Transportation considers the proposal to be acceptable given the town centre location and relationship to existing car parking facilities and alternative modes of transport. I therefore recommend accordingly.

In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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