

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **19<sup>TH</sup> JUNE 2013**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **FULL APPLICATION – CHANGE OF USE FROM SHOP TO A DWELLING INCLUDING MINOR ALTERATIONS AT 98 CHESTER ROAD WEST, SHOTTON, DEESIDE**

**APPLICATION NUMBER:** **050698**

**APPLICANT:** **MRS. VIRGINIA HAMMOND**

**SITE:** **98 CHESTER ROAD WEST, SHOTTON, DEESIDE**

**APPLICATION VALID DATE:** **22<sup>ND</sup> APRIL 2013**

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

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

**REASON FOR COMMITTEE:** **MEMBER REQUEST**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 This application is for change of use of the ground floor from a shop to a dwelling including both minor external and internal alterations at 98 Chester Road West, Shotton, Deeside.
- 1.02 The main issues for consideration are the principle of the development in planning policy terms, the highway implications, and the effects upon the amenities of adjoining residents. The premises is located outside of the core retail area, has sufficient off street car parking, will match the external appearance of the dwelling next door and will not detrimentally affect the amenities of the adjoining occupiers.

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

2.01 That planning permission be granted subject to conditions.

Conditions

1. Time limit on commencement.
2. In accordance with approved plans.
3. Suitable scheme of enhanced double / secondary glazing for living / bedrooms submitted to and agreed in writing by the Local Planning Authority prior to commencement.

**3.00 CONSULTATIONS**

3.01 Local Member

Councillor Mrs. A. Minshull

Requests Committee determination due to the loss of existing traders for over 30 years on main shopping high street of Shotton. Also Flintshire County Council are trying to get businesses into the town. Requests a site visit for Members to look at the number of vacant shops in the area.

Shotton Town Council

Fully support Councillor Minshulls objections of loss of amenities, the site is in the middle of a row of shops and high street position.

Head of Assets and Transportation

No response received to date.

Head of Public Protection

Site is immediately adjacent to the busy Chester Road West. Specific measures are necessary to protect the amenity of future residents. Suggests a condition requiring scheme of enhanced double/ secondary glazing the living/bed rooms overlooking Chester Road West be submitted prior to their installation.

Head of Regeneration

Whilst it is essential that the core retail areas in towns are safeguarded to maintain their viability through a critical mass of footfall – generating uses, the conversion of outlying areas to non-retail uses is inevitably. Do not wish to oppose the application. Important to have an attractive frontage as it sits in a very prominent position.

**4.00 PUBLICITY**

4.01 Site, Notice, Neighbour Notification

No responses received to date.

## **5.00 SITE HISTORY**

### **5.01 4/1/5005**

Erection of internally illuminated shop sign – consent 2<sup>nd</sup> May 1978.

#### **Adj Site – 100 Chester Road**

96/10/00083 – Change of use of hairdressing salon – granted 19<sup>th</sup> June 1996.

## **6.00 PLANNING POLICIES**

### **6.01 Flintshire Unitary Development Plan**

Policy STR1 – New Development

Policy STR4 – Housing

Policy STR5 – Shopping Centres and Commercial Development

Policy GEN1 – General Requirements for Development

Policy GEN2 – Development Inside

Policy D1 – Design Quality, Location and Layout

Policy D2 - Design and Access Statement

Policy AC13 – Access and Traffic Impact

Policy HSG3 – Housing on Unallocated Sites within Settlement Boundaries

The premises lies outside of the Town Centre Core Retail Area, therefore, in planning policy terms, there is no need to retain this retail unit. It is also located within the boundary of Shotton which is classed as a 'Category A' settlement and therefore the change of use to a residential unit is also considered acceptable in relation to HSG3 of the Flintshire Unitary Development Plan.

## **7.00 PLANNING APPRAISAL**

### **7.01 Site Description**

The site comprises of the vacant Owens Travel Agency. It forms a row of late Victorian properties which have been converted to a mix of uses including residential, offices, insurance brokers, takeaway and a hairdressers. It is located upon the northern side of Chester Road West in-between a residential property and shoe repair and key cutting unit. It is also located to the west of the main High Street of Shotton. At the rear is a road which is located off Bridge Street.

7.02 The proposal involves change of use of the ground floor from A1 (retail) to D1 (residential). It also involves both internal and external alterations. The external works involve the removal of shop signage and metal roller shutters to be replaced with a render finish to match the adjacent residential unit at the front, replacement of the existing from UPVC door with a new slightly smaller door at the front and the reinstatement of a window to the rear.

- 7.03 Issues  
The main issues to consider within the determination of this planning application are the principle of the development in planning policy terms, the highway implications, the effects upon the visual appearance and character of the area and the effects upon the amenities of adjoining occupiers.
- 7.04 Principle of Development  
The site lies approximately 50m from the western edge of the town centre core retail area and therefore in planning policy terms, there is no need to retain this unit for retail purposes. The premises immediately to the west is a residential unit with other no retail uses as well within this row.
- 7.05 Whilst the town centres in Flintshire have to some extent fared better than their comparators in the UK with lower vacancy rates, there is a national decline in retailing in lower order town centres. Changing consumer behaviour in favour of supermarkets, out of town retail parks and the internet is dramatically changing the face of town centres.
- 7.06 The challenge for each town is that they are left with a far larger stock of retail properties than can be sustainably supported in the future. Whilst it is essential that the core retail areas in the towns are safeguarded to maintain their viability through a critical mass of footfall – generating uses, the conversion of outlying areas to non-retail uses is inevitable.
- 7.07 The site is also located within the settlement boundary of Shotton which is classed as a 'Category A' settlement and therefore the change of use to a residential unit is also considered acceptable in relation to HSG3 of the Flintshire Unitary Development Plan.
- 7.08 It is intended that the proposed residential unit will utilise two off street car parking spaces to the rear of the building. This number of spaces accords with the Council's standards and thus it is considered that the development will not lead to on street parking and thus not having a detrimental impact on highway safety.
- 7.09 Character and Appearance of Area  
As the proposed external alterations to the front will match those of the existing property at No. 100 which is immediately to the west, it is considered that these developments will not have a significant detrimental impact upon the character and appearance of the area.
- 7.10 Effects Upon Amenities of Adjoining Occupiers  
The only external alteration to the premises that could possibly have an effect on the adjoining occupier of No. 96 is the reinstatement of a ground floor window. However, given the position of the adjoining windows and that they are high level, this proposed external alteration

will not have a detrimental impact upon the amenities of adjoining occupiers in terms of loss of privacy.

## **8.00 CONCLUSION**

8.01 For the reasons above, it is considered that the proposals are acceptable in terms of the principle of the development in planning policy terms, the highway implications, the effects upon the character and appearance of the area and the effects upon the amenities of adjoining occupiers.

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.

**Contact Officer:** Alan Wells  
**Telephone:** 01352 703255  
**Email:** alan.wells@flintshire.gov.uk