

PLANNING APPLICATION REPORT

Case Officer: Patrick Whymer

Parish: Sparkwell

Application No: 49/0776/15/F

Agent/Applicant:

Andrew Lethbridge
Andrew Lethbridge Associates
102 Fore Street
Kingsbridge, TQ7 1AW

Applicant:

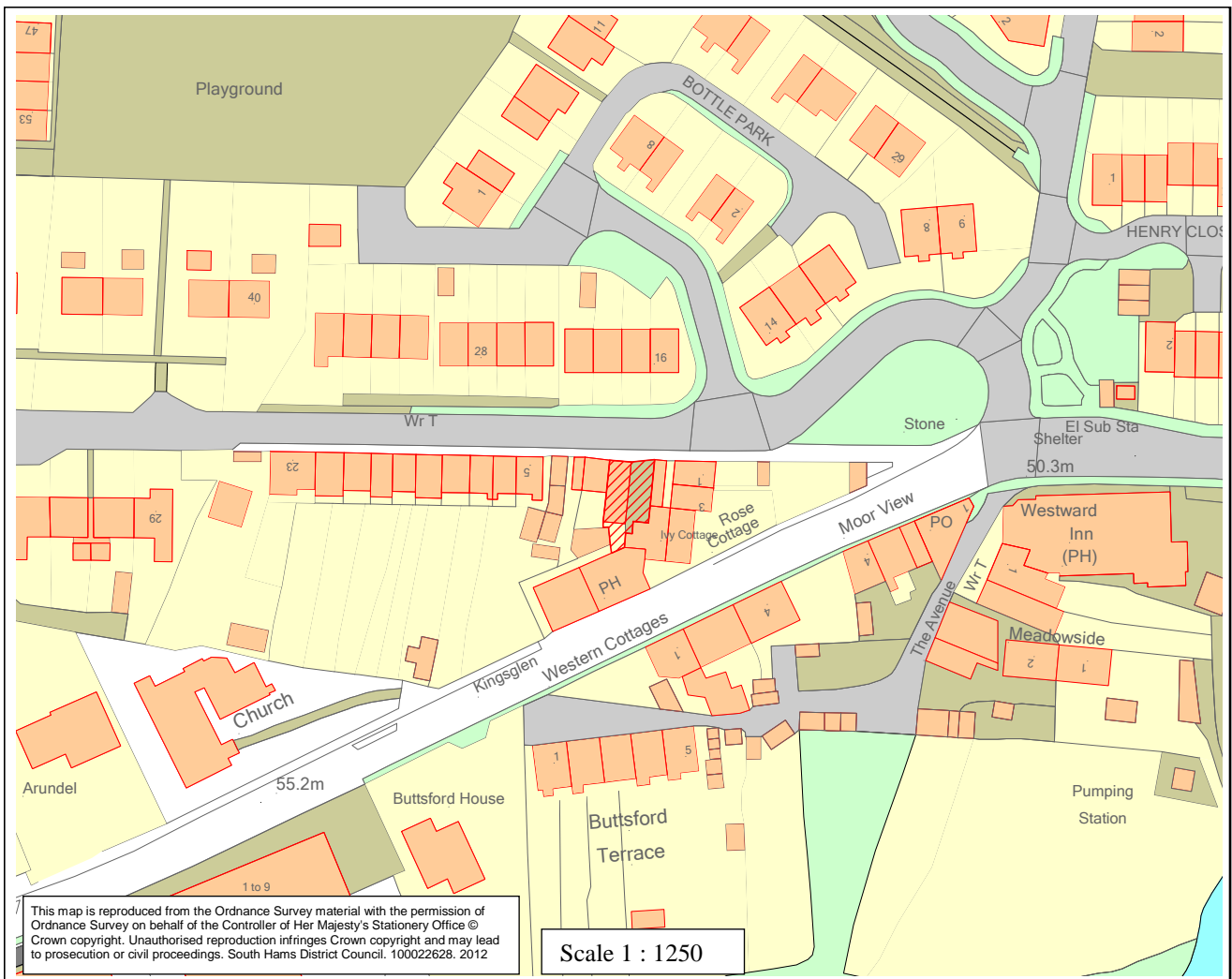
Moorhaven Ltd
The Pottery
Moorhaven
Ivybridge, PL21 0HB

Site Address: Proposed development site at SX 5983 5575, rear of Lee Mill Inn, New Park Road, Lee Mill Bridge

Development: Conversion of redundant store building into 2no.1 bed dwelling units

Reason item is being put before Committee

Cllrs Baldry and Blackler have both requested that the application be brought to the Committee in view of the level of concern raised regarding the proposal.



Recommendation:
Conditional Approval

Conditions

- Standard Time Limit
- Adherence to Plans
- Provision of Drainage Works
- Construction Management Plan
- Bats
- Cycle Provision
- Unexpected Contamination
- Materials
- Habitat Protection

Key issues for consideration: the principal considerations for this proposal are the potential impacts toward neighbouring amenity, impact towards local parking and highways and the standard of accommodation being provided.

Site Description: Application site is located along the southern side of New Park Road, within the centre of the village of Lee Mill, located within the Parish of Sparkwell. The building was formerly used as a store when the building to the south of the site was used as a public house, known as the Lee Mill Inn. The building is 1 storey in height, with a slate hipped roof, and stone walls, and a small area of hard surfaced open amenity space.

The Proposal: This application proposes the conversion of the redundant rear store of the old Lee Mill Inn to 2.no, 1 bedroom self-contained flats with private entrances. Each flat will be provided a double bedroom, bathroom, kitchen and lounge/dinner. No significant alterations will occur to the external appearance of the building except for some additional fenestration to provide light into the flats.

Consultations:

- County Highways Authority – No objections as a less or equally intensive use as existing
- Environmental Health Section - No objections but recommends contamination condition be attached
- Parish Council - Objecting due to widespread local concerns of over-development of this small site creating pressure on the community and further aggravate parking problems
- Drainage – No Objections but request applicant liaises with South West Water and submit further details (Condition to be attached)
- Countryside and Community Projects Officer (Biodiversity) – No objections but development to adhere to advice in the Ecology Survey Report

Representations:

A total of 27 Letter of Representation have been received with respect to this planning application. Of the 27 letters, 21 have objected and 6 have offered support. The letters are summarised below:-

Objections

- Overdevelopment
- No provision of parking and Parking is already in short supply
- May cause unsafe highways conditions
- Impact bus route
- Increase congestion

Support

- Less intensive use than when the building was a pub
- Providing much needed affordable housing in the area
- Sustainable location
- Helping younger people get on the property ladder
- Could create local jobs during the construction phase
- Less residential amenity issues than when area was used as a commercial garage and beer garden

Relevant Planning History

49/1181/14CU – Change of Use redundant public house (Use class A4) and flat above to 2no. Dwellings (Use class C3) – Conditional Approval

ANALYSIS

Principle of Development/Sustainability

The application site is located in an area that has been identified though policy CS1 as acceptable in principal. The proposal also accords with policy CS5 which requests that 50% of new housing be built on previously developed land. Furthermore, officers are of the view that the development proposal accords with polices DP15 and DP16 of the Development Plan Document, and consideration of these two policies demonstrates a sustainable approach to delivering needed housing in this location.

Design and Landscape:

The most significant alterations relating to this proposal are internal; with very little physical alteration to the external appearance. The addition of windows and doors do not detract from the character of the building, providing necessary light into habitable rooms. The internal layout is considered satisfactory to officers, providing a reasonable standard of accommodation of a reasonable size. It is the view of officers that this proposal accords with policy CS7 of the Core Strategy, and policy DP1 of the DPD.

Notwithstanding the fact that the proposal has not provided any additional outdoor amenity space other than the communal space currently in-situ; it is the view of officers that the development is within reasonable proximity to public outdoor amenity space that the lack of private outdoor amenity space is not of significant concern, and therefore the proposal accords with policy CS7.

The building has a low level of prominence, and the alterations will not cause the building to dominate the street scene, or detract from existing public vistas. Although the use of the building is proposed to change, its visual character will not be altered in a manner that detracts from its historic fabric, protecting the character of the area and the subsequent landscape. The proposal is therefore considered to accord with policy CS9.

Neighbour Amenity

The existing use of the building is as a store, and the land within which the building sits provided an area for patrons of the former Lee Mill Inn. It is the view of officers that the existing and previous uses would have had an increased impact towards neighbouring residential amenity; therefore the proposed use will not cause a loss in residential amenity with regards to noise and disturbance.

Officers are also of the view that the design and layout of the proposal will not cause any loss of privacy to neighbouring residents; and neither will it result in overlooking or light issues adjacent properties. The development has therefore showed consideration of policies CS7 and DP3.

Highways/Access

A significant number of Letters of Objection were received raising concern over the lack of parking provision and highways issues. This is a material planning consideration, it is the view of the Highways Officer that a development of this nature would usually generate the need for 2 parking spaces; however consideration has been given to the existing use class of the building and in theory it would generate a figure of 1 car space and 1 lorry space and would therefore be inappropriate to object.

Having reviewed the comments of the Highways Officer, and taken into consideration the views of objectors, it is considered that the proposal accords with policy DP7 and will not result in an unsustainable demand on parking, and will not cause prejudice to safe highway's movements along New Park Road. In officer's view, the proposed use is less intensive with regards to highways, access and parking and would therefore be an unreasonable reason for refusal.

Notwithstanding the comments above, the creation of dwelling units with the provision of no parking may encourage the use of alternative forms of sustainable transport in accordance with policy CS11. To enhance this, officers will request, by way of condition the provision of two secure, undercover cycle stores (1 per unit).

Wildlife

Having reviewed the submitted survey, and reviewed the consultation response from the Countryside and Community Projects Officer, it is considered that ecology/wildlife on the site will not be demonstrably harmed by this development and therefore the proposal will accord with Policy CS10.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, and officers are of the view that this proposal is balanced, and demonstrates a plan to provide needed housing in an area where the principal of development is favourable, in accordance with the LDF Core Strategy.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

National Planning Policy Framework 2012

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

CS10 Nature Conservation

CS11 Climate Change

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP4 Sustainable Construction

DP5 Conservation and Wildlife

DP6 Historic Environment

DP7 Transport, Access & Parking

DP15 Development in the Countryside

DP16 Conversion and Reuse of Existing Buildings in the Countryside

South Hams Local Plan

SHDC 1 Development Boundaries

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.