

Report to: PLANNING COMMITTEE

Date: 18 June 2014

Report from: Development Manager

Application Address: 239 Priory Road, Hastings, TN34 3JB
Proposal: Proposed conversion to form 2 No self contained maisonette flats between the ground floor and basement level

Application No: HS/FA/14/00275

Recommendation: Grant permission

Ward: TRESSELL
File No: PR65239V
Applicant: CSI Ltd Home Improvement per A. & M. Architectural Services 40 Cambridge Road Hastings East Sussex TN34 1DT

Interest: Freeholder
Existing Use: Vacant A1/B2; Permission for 5no. residential flats

Policies

Hastings Local Plan 2004:	H4, DG1, DG2, DG3, DG4
Conservation Area:	No
National Planning Policy Framework:	No Conflict
Hastings Planning Strategy:	SC1, T3
Hastings Local Plan, Development Management Plan, Revised	
Proposed Submission Version:	DM1, DM3, DM4

Public Consultation

Adj. Properties:	Yes
Advertisement:	No
Letters of Objection:	0
Petitions Received:	<u>0</u>

Application Status: Not delegated - Referred by Councillor Chowney.

Summary

The application seeks permission to extend two previously approved ground floor flats, approved under reference HS/FA/13/00692, into the basement area to create larger maisonettes.

The Site and its Location

The site consists of a two storey building located on a corner plot between Priory Road and Mount Pleasant Road. The building's corner location means that it is highly visible from the northern end of Priory Road. The existing property is built of facing brick with a flat roof and located at the end of two rows of terraced dwellings. It is currently vacant but has previously been used for the manufacture and sales of confectionery at basement and part of the ground floor level with a three-bedroom flat occupying the remainder of the ground floor and the first floor level.

Planning permission was granted in November 2013 for the conversion into 5no. self-contained flats.

The surrounding area is predominantly residential including a mix of traditional terraced houses (some divided into flats) and more modern blocks of flats to the north east.

Details of the Proposal and Other Background Information

Planning permission HS/FA/13/00692 for the proposed conversion of former commercial and residential property to form 5no. self contained flats was approved 20 November 2013 subject to conditions. Prior to this the property had not been in use for several years and had remained in a poor condition for at least 4 years when the Planning Enforcement team took action to improve the external appearance of the building.

The previously approved plans show 2 flats at ground floor level: a flatlet (living room/kitchen and separate bedroom) and a 2-bedroom flat. The basement was shown as owner's storage, refuse and cycle store.

It is now proposed to increase the size of the two ground floor flats by locating the kitchens in the basement. This would create a one bedroom flat and one 2-bedroom flat. There would still be a refuse store, cycle store and two separate storage areas.

Flat 3 will be accessed via the existing entrance from Priory Road. Access to the basement level will be via an internal staircase.

Flat 4 will be accessed via the original shop entrance. Access to the basement level will be via an internal staircase.

The proposed development does not increase the number of flats from the original planning permission, it just increases the space within the flats.

Previous Site History

HS/FA/13/00692 Proposed conversion of former commercial and residential property to form 5no. self contained flats.
Granted 20 November 2013

Details of Consultations

Subsequent to neighbour notification letters no correspondence has been received.

Planning Considerations

Living Environment

The proposed flats have been designed to comply with the space standards for self-contained flats. The original layout included a small flat with a combined living room/kitchen and separate bedroom and a two-bedroom flat. The layout now proposed is for a two person one-bedroom flat and a three person two bedroom flat with the kitchens in the basement.

With regard to the space standards the flats meet the housing standards for self-contained flats.

The levels of space are therefore considered to be acceptable and are greater than previously approved.

Policy DG3 in the Hastings Local Plan 2004 states:

"The design and layout of new development should ensure that there is adequate natural light for the new buildings. In addition, development should not cause unacceptable loss of daylight, sunlight or outlook to neighbouring properties."

With regard to natural lighting the housing standards differentiate between habitable rooms (i.e. bedrooms and living rooms) and kitchens and bathrooms. The housing standards state that all habitable rooms shall have an adequate level of natural lighting to enable normal domestic activities to be carried out safely and conveniently, without the use of artificial lighting during daytime lighting conditions.

Given that there are good levels of light and outlook for the habitable rooms, bedrooms and living rooms, it is considered that the proposal creates a living environment of acceptable quality. Although in the basement, both kitchens would receive some limited daylight, the kitchen to the front from a high level large window and the kitchen to the rear from a small outside area.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant permission subject to the following 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 permitted shall be carried out in accordance with the following approved plans:

3504-250,252, 253, 102B, 001A, 100B.

3. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-

08.00 - 18.00 Monday to Friday
08.00 - 13.00 on Saturdays
No working on Sundays or Public Holidays.
4. The flats hereby approved shall not be occupied until the approved refuse bin storage area has been provided and made available for use and thereafter the area shall not be used for any purpose other than the storage of refuse bins awaiting collection.
5. The flats hereby approved shall not be occupied until the approved cycle storage area has been provided and made available for use and thereafter the area shall not be used for any purpose other than the storage of cycles.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To safeguard the amenity of adjoining residents. (Hastings Local Plan 2004 - Policy DG4).
4. To ensure a satisfactory form of development in the interests of the character and amenity of the area.
5. To ensure a satisfactory form of development in the interests of the character and amenity of the area.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
 2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.
 3. Please note that the conditions of planning permission HS/FA/13/00692 apply and will need to be discharged.
 4. Consideration should be given to the provision of a domestic sprinkler system.
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Officer to Contact

Mrs E Collins, Telephone 01424 783278

Background Papers

Application No: HS/FA/14/00275 including all letters and documents