

COMMITTEE REPORT

Date: 14 October 2010 **Ward:** Fishergate
Team: Major and Commercial **Parish:** Fishergate Planning Panel
Team

Reference: 10/01558/FUL
Application at: Flat 1 4 Wenlock Terrace York YO10 4DU
For: Conversion from 1 flat and 8 bedsits to 4no. flats (retrospective)
and merging of existing ground floor bedsits to form 1no. flat
By: Mr And Mrs J Barry
Application Type: Full Application
Target Date: 21 September 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 The application site (4 Wenlock Terrace) comprises a substantial four storey brick built mid-Victorian property lying in a central position within the wider terrace. The properties have, over recent years, been converted to a mix of holiday accommodation, flats and bed sits. The current proposal seeks planning permission, in part retrospectively, for the conversion of eight bed sits into four one bedroomed flats in the basement, second floor and attic and the creation of a further one bedroom flat on the ground floor by the merging of two existing bed sits. The site lies within the Fishergate Conservation Area. This application has been brought before the Committee due to one of the applicants being an employee of the City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area GMS Constraints: Fulford Road CONF

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYHE3
Conservation Areas

CYH8

Conversion to flats/HMO/student accom

CYGP4A
Sustainability

3.0 CONSULTATIONS

INTERNAL;-

3.1 Highway Network Management raise no objection to the proposal.

EXTERNAL:-

3.2 Fishergate Planning Panel were consulted with regard to the proposal on 9th August 2010. No response has been forthcoming.

3.3 Neighbours - no replies

4.0 APPRAISAL

4.1 KEY ISSUES:-

- Impact upon the character of the Conservation Area;
- Impact upon the amenity of intended occupiers and of neighbouring properties;
- Sustainability of the conversion undertaken.

IMPACT UPON THE CHARACTER OF THE CONSERVATION AREA:-

4.2 Policy HE3 of the York Development Control Local Plans states that development involving changes of use will only be acceptable where there would be no adverse effect upon the character or appearance of the area. The area surrounding the site comprises a densely developed area of Mid-Victorian terraced housing initially designed for family occupation but no longer suitable under Modern conditions. Adjacent properties have been converted into a mix of flats and bedsits. The proposal seeks regularisation of the conversion of sections of the application site back from bedsits to one bedroomed flats, one to each floor with the conversion of the existing bedsits on the ground floor to a single flat. The impact upon the character of the Conservation Area over and above the existing situation would be minimal, with slightly larger properties implying a better standard of maintenance for the property in the longer term. The terms of Policy HE3 of the Draft Local Plan would thus be addressed.

IMPACT UPON THE AMENITY OF INTENDED OCCUPIERS AND OF NEIGHBOURING PROPERTIES:-

4.3 Policy H8 of the York Development Control Local Plan states that flat conversions will only be permitted where the original dwelling is of sufficient size and the internal layout is suitable for the proposed number of households without compromising their amenity, external alterations would not harm the street scene,

adequate parking and storage space for bins etc would be available and there would be no adverse impact upon the residential amenity of neighbouring properties. The current proposal seeks permission for the formation of a single flat from two existing bed-sits on the ground floor together with the regularisation of the conversion of 8 bedsits into four flats in the basement, second floor and attic. By reducing the intensity of the use the proposal would increase the available amenity space for each household. Existing arrangements in terms of car parking would remain and the applicant has indicated that adequate bin and cycle storage would be provided in the existing rear yard area. The existing character of the surrounding area comprises a mix of flat and bedsit conversions with no conventional family housing remaining in the immediate vicinity. Overall it is considered that the proposal would reduce the intensity of the existing use and that it would have a positive impact upon the amenity of neighbouring properties. The terms of Policy H8 of the Draft Local Plan would thus be addressed.

SUSTAINABILITY OF THE CONVERSION SCHEME:-

4.4 Policy GP4a) of the York Development Control Local Plan requires new development to be readily accessible by means other than the car, be readily accessible by public transport and by cycle, contribute towards the social needs of communities within City, maintain or increase the economic prosperity and diversity of the City and make adequate provision for the storage of refuse and recycling. The current proposal is located in close proximity to local shops at the junction of Wenlock Terrace and Fulford Road, together with principal bus services feeding into the City Centre along Fulford Road. Adequate accommodation would also be provided within the site for the storage of cycles as well as refuse and recycling. The terms of Policy GP4a) would thus be met.

5.0 CONCLUSION

5.1 All of the properties within the terrace, including the application site, have been converted into a mix of flats, bed-sits and holiday accommodation. The current proposal is entirely consistent with surrounding activities and would have no impact upon the character of the Conservation Area. Standards of living and amenity space would be significantly improved relative to the existing situation and the amenity of neighbouring properties would be unaffected. The site is sustainable in terms of making ample provision for cycle users and for storage of recycling/refuse on site and in view of its proximity to local shopping facilities and main bus routes into the City Centre along Fulford Road. The proposal is therefore considered to be acceptable in planning terms and approval is therefore recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs:- JB/WT/1; JB/WT/2 ; JB/WT/3 . Date Stamped 19th July 2010

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 HWAY18 Cycle parking details to be agreed

**7.0 INFORMATIVES:
Notes to Applicant**

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the character and appearance of the conservation area, the impact upon the amenity of future occupants and neighbouring properties, and the sustainability of the scheme. As such the proposal complies with Policies HE3, H8 and GP4a) of the City of York Development Control Local Plan.

Contact details:

Author: Erik Matthews Development Management Officer

Tel No: 01904 551416