DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0045 – 89 Rowlands Road

DATE OF SITE VISIT: 8/3

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

Mid terraced three storey building on the south side of Rowlands Road close to its junction with Heene Place. The property and its neighbour No. 91 are currently undergoing works to convert the upper floors into 8 flats and also a rear ground floor extension to No. 91 to form a studio flat and cycle storage under a 2008 permission.

The upper floors of the building are accessed through doors in the central rear wall of the building which is reached down an alleyway off Heene Place, all part of the earlier approval. This area also serves to provide cycle storage in a lockable shed and refuse storage.

The site is not within a conservation area and the building is not listed.

PROPOSAL

Permission is sought to create a studio flat in the roofspace of No. 89 which would bring the total number of units in this building to 5. Externally the only change would be the introduction of two rooflights in the rear slope.

RELEVANT PLANNING HISTORY:

07/1434 – Conversion of No.89 and 91 Rowlands Road into 9 self contained flatlets including rear extension to No. 91 together with new windows and entrance doors with the retention of existing shop units at ground floor. Granted 10.1.08

78/839 – Change of use from shop with residential above to a laundrette with self-contained flat above. Granted 12.9.78

RELEVANT PLANNING POLICIES:

RES7, BE1, TR9, H16 and H18 of the saved Local Plan.
SP3, BE1, H1, H2, H4, H5, T4, SCT5, CC1 and CC6 of the South East Plan
PPS1 Delivering Sustainable Development
PPS5 Planning for the Historic Environment
Policies 7, 8, 16 and 19 of the Submission Core Strategy

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

Health: No objection.

Highways: *'WSCC was consulted previously on highways matters for this location under planning application no. WB/07/1434 to which no objections were raised.*

In terms of vehicular movements, the proposal is unlikely to result in any material increase or any detrimental impact. Providing the proposed car parking does not exceed the WSCC maximum standards, no highway concerns would be raised.'

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The proposed studio flat would have a floor area of 17 square metres including separate shower room and WC. Externally the only change involves the introduction of two rooflights in the rear roofslope. Cycle storage is to be created in the lockable store at the rear of No. 91 and refuse storage in the walled enclosure at the rear of No. 89.

The site is within the town centre where small units of accommodation are expected to be located. The studio is small but will provide reasonable accommodation for a single person. Refuse and cycle storage can be provided.

The rooflights have been installed and are an acceptable alteration to the rear elevation.

RECOMMENDATION

Grant subject to conditions.

1. 3 years
2. Approved Plans
3. Cycle storage to be available prior to occupation/retained.
4. Refuse storage available prior to occupation/retained.

REASONS FOR RECOMMENDATION:

The proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? No.

DELEGATED

Case Officer sign..... [redacted] ..Date..... 13/5/11.....

Authorising Offic sign..... [redacted] Date..... 16/5/11.....