DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 10/0394 – Flat 2, 32 Wordsworth Road

DATE OF SITE VISIT: 25/6

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to an end of terrace property on the east side of Wordsworth Road. The property is currently a ground floor flat and a two bedroom flat split over the first and second floors. Access to both is from the front.

The site backs on to Milton Road where there is a secondary access to the upper floors via a rear staircase and porched entrance. The second floor of the rear addition is within a mansard roof extension which is repeated on the adjoining neighbour and pair of properties to the south.

The rear yard is divided in to two to provide private rear garden area to the ground floor flat and space for a single car which has a lean-to style roof over it. Access to the rear staircase is through this parking area and behind a gate.

The site is not in a conservation area, though the far side of Milton Road is. It is not a listed building.

PROPOSAL

Permission is sought to sub-divide the upper floors and to create a two bedroom flat at first floor and a one bedroom flat at second floor level. Externally the only changes involve the installation of three rooflights and the provision of refuse storage and cycle storage at the rear.

RELEVANT PLANNING HISTORY:

472/72 – Erection of first floor rear entrance porch and car port at rear. Granted 15.8.72

362/71 – Alterations to second floor regarding change of use of property from 2 flats to 1 flat and 1 maisonette. Granted 11.5.71

1099/70 – Alterations to convert property into 2 self contained flats. Granted 16.2.71.

RELEVANT PLANNING POLICIES:

RES9, BE1, TR9, H13, H16 and H18 of the saved Local Plan.
PPS1 Delivering Sustainable Development
PPS5 Planning and the Historic Environment
PPG13: Transport

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No neighbour representations received.

Health – No objection.

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:

Wordsworth Road is in a town centre location. The principle of converting a maisonette into two flats in this sustainable location is generally acceptable providing the units created are of a good size with their own amenities.

The proposed conversion would see both new flats accessed from Wordsworth Road. The first floor flat proposed is two bedroom with a kitchen/living room and a separate bathroom. This flat also has a rear access via an external staircase. The proposed flat at second floor is one bedroom, again with a kitchen/living room and separate bathroom. Both flats are adequately sized and the conversion will make efficient use of this town centre site.

The only external changes proposed involve the installation of three rooflights, two at the font and one at the rear. The rooflights proposed are modest in size and are an acceptable alteration in this location.

Also shown is cycle parking and refuse/recycling storage under the rear staircase. This area is immediately outside windows to the ground floor flat and therefore not an ideal location as it may result in disturbance to the occupier. The resident of the new first floor flat will have automatic right of access over this area, as now, and so the provision of refuse and cycle storage in this location for the first floor is not objectionable. Increased access to a second household increases the potential for conflict. It is therefore proposed that a condition be added requiring refuse storage for the new flat

be provided elsewhere within the site. There isn't room for separate cycle storage for the second floor flat.

In conclusion two good sized flats are being created in this peripheral town centre location with only minor alteration to the building. Subject to alternative refuse provision for the second floor flat the scheme is acceptable.

RECOMMENDATION

Grant subject to conditions.

1. 3 years
2. Approved drawings
3. Alternative refuse storage arrangements for 2nd F.F

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..... 6/7.....

Authorising Officer sign..... [redacted] Date..... 7/7/10.....