

Item No. 11

APPLICATION NUMBER	CB/13/03594/FULL
LOCATION	25 High Road, Shillington, Hitchin, SG5 3LL
PROPOSAL	Change of Use: Residential to Office & Storage ancillary to garage use of the site
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Lauren Westley
DATE REGISTERED	11 November 2013
EXPIRY DATE	06 January 2014
APPLICANT	F. C. Dawes & Son Ltd
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to a member of staff
RECOMMENDED DECISION	Full Application - Approval Recommended

Summary of Recommendation:

The proposal is for the change of use of a residential dwelling to a use as ancillary office and storage space for the existing commercial use of the site. The proposal will allow the continued growth of an existing garage within the settlement envelope, will not have detrimental impact on the character or appearance of the area, will not result in harm to the amenities of surrounding properties and will not have an impact on the local road network. It is therefore considered that the proposal is in accordance with the National Planning Policy Framework and policies CS11, DM4 and DM13 of the Core Strategy and Development Management Policies.

Site Location:

The application site is located on the eastern side of High Road, opposite the junction with Preslent Close, within the Settlement Envelope of Shillington. The site is occupied by a collection of buildings currently in use as a garage known as F.C. Dawes & Sons Ltd and for car sales known as John Cox Car & Commercials.

The Application:

The application seeks full planning permission to change the use of a two storey, semi-detached dwelling into an ancillary office and storage space for use by the garage. No external changes are proposed to the building.

Relevant Policies:

National Planning Policy Framework

3 - Supporting a prosperous rural economy

12 - Conserving and Enhancing the historic environment

Core Strategy and Development Management Policies - North 2009

CS11 - Rural Economy and Tourism

DM 4 - Development Within and Beyond Settlement Envelopes

DM13 - Heritage in Development

Supplementary Planning Guidance

Central Bedfordshire Local Transport Plan: Appendix F Parking Strategy

(endorsed as interim technical guidance for Development Management purposes 2.10.12)

Planning History:

MB/94/00693/FA Change of use from highway verge to form part of garage forecourt.

GRANTED: 19.07.1994

MB/83/0384B/FA Re-development of existing storage facilities.

GRANTED: 18.12.1984

Representations:

Shillington Parish Council Support proposal.

Shillington Village Design Association No objection to proposal.

Neighbours No response received

Consultations/Publicity responses:

CBC Conservation Officer No objection to proposal.

CBC Highways Officer No objection to proposal.

Determining Issues

The main considerations of the application are;

1. Principle of Development
2. Impact on character, appearance and streetscene
3. Impact on neighbouring amenity
4. Highway access and parking

Considerations

1. Principle of development

The application site is a developed site within the settlement envelopment, occupied by a number of buildings in commercial use for a garage and car sales. The building subject to this application is the only residential use on the site and is located centrally in the middle of the site. The NPPF states that local policies should support the sustainable growth and expansion of all types of business and enterprise in rural areas, though the conversion of existing buildings. Policy CS11 states that the Council will seek to support the rural economy by safeguarding rural employment sites and supporting the conversion of redundant properties to commercial uses.

Regard also needs to be given to the loss of the residential property. It is sited within a commercial site, with no designated amenity space for occupiers. It is therefore not considered to offer a high quality of accommodation and its loss would not be contentious.

As such, it is considered that the principle of the change of the use of the building from residential to an ancillary office and storage space for the existing commercial use of the site is supported in principle by the NPPF and adopted local policy CS11 of the Core Strategy and Development Management Policies.

2. Impact on character, appearance and streetscene

The building is an original mid-late Victorian, double fronted house and is of pleasing simple design. No changes to the external appearance of the existing building are proposed and as such the change of use is considered to have little impact on the character and appearance of the dwelling house, streetscene and adjacent Shillington Conservation Area.

3. Impact on neighbouring amenity

The building is located centrally within the site and is therefore some distance from any surrounding residential properties. There are no external changes proposed so no impact on overlooking or light is expected. With regards to noise and disturbance, the building will be used for office and storage purposes which by their nature are not expected to result in an increase in noise and disturbance over and above the garage and car sales use of the site. As such the proposal is not expected to have a detrimental impact on neighbouring amenities and as such is in accordance with policy DM3 of the Core Strategy and Development Management Policies.

4. Highway access and parking

The application proposes the change of use of the residential dwelling unit within the garage/service station site to provide office, storage and welfare facilities ancillary to the main use of the site.

No changes are proposed to the existing means of access to the highway and the proposal does not impact upon the existing on-site parking facilities.

The proposed change of use is unlikely to have an adverse impact on the local road network.

As such, the proposed change of use is considered to be acceptable in highway and parking terms and is in accordance with the supplementary planning

guidance and policy DM3 of the Core Strategy and Development Management Policies.

Human Rights Act

Based on the information submitted there are no known issues raised in the context of the Human Rights Act, and as such there would not be any relevant implications.

Equality Act

Based on the information submitted there are no known issues raised in the context of the Equality Act, and as such there would not be any relevant implications.

Recommendation

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001 and CBC/002.

Reason: For the avoidance of doubt.

Notes to Applicant

1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and

in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

DECISION

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