

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th September 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1408/07/F – SAWSTON

Change of Use from Beauty Therapy School to 5 Dwellings at 94 High Street for Mr & Mrs Keyte

Recommendation: Approval

Date for Determination: 12th September 2007

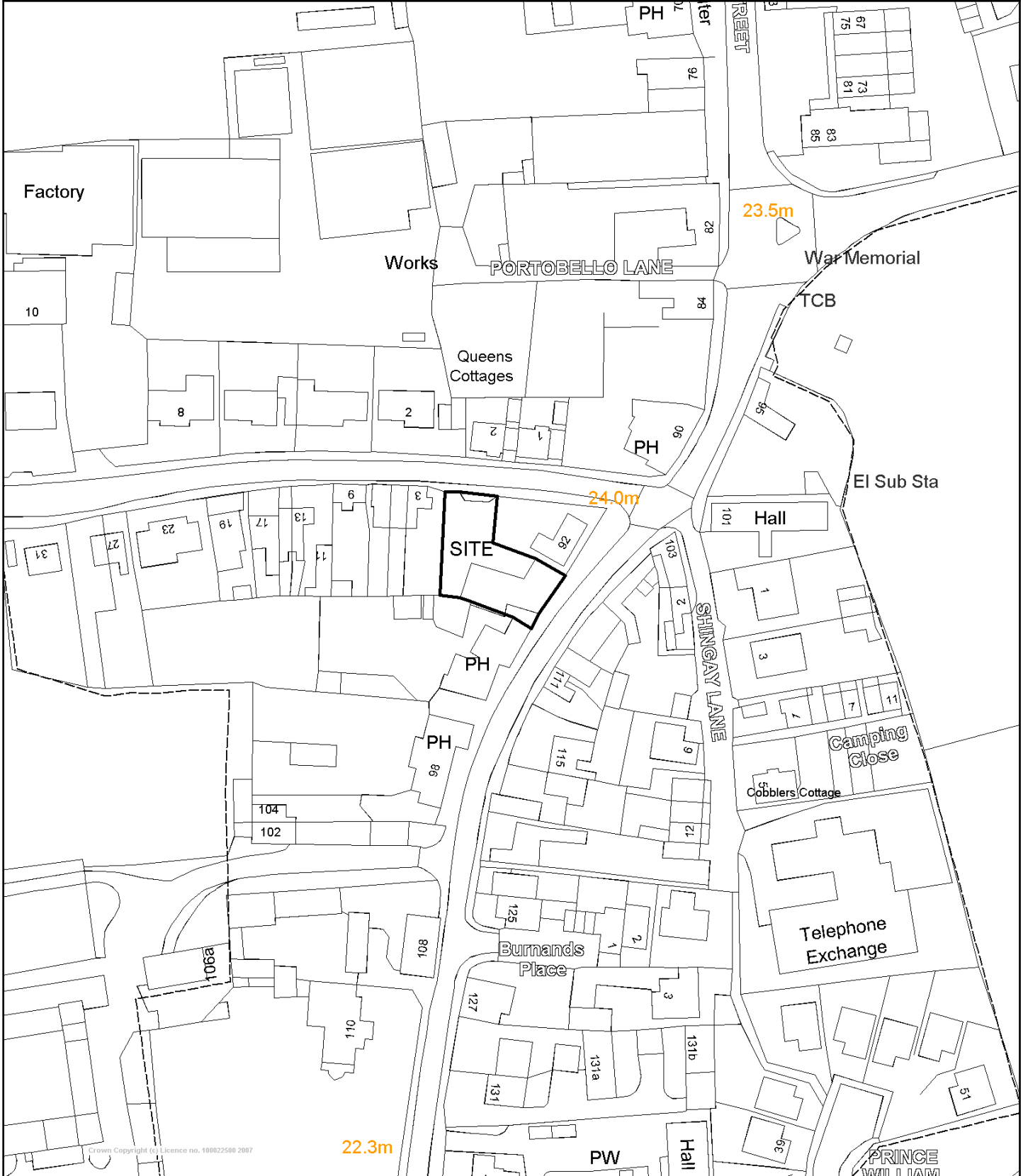
Conservation Area

Notes:

This Application has been reported to the Planning Committee for determination because the recommendation is contrary to the response of the Parish Council

Site and Proposal

1. No.94 High Street is a two storey L-shaped white painted render and pantile building located on the west side of the High Street, just to the south of its junction with Common Lane. The property is used as a beauty therapy training school and salon. Immediately to the north is a detached dwelling occupied by the owners of the therapy school whilst, to the south, is the White Lion public house, a Grade II listed building. Vehicular access to the site, as well as to the adjacent dwelling at No.92, is via Common Lane, with parking for both properties provided to the rear/ west side of the existing buildings.
2. The full planning application, submitted on 18th July 2007, seeks to change the use of the building to form 5 two-storey dwellings, comprising 4 x 1-bedroom houses and 1 x 2-bedroom dwelling. The High Street façade would remain unaltered (save for the removal of the existing canopy), but the fenestration to the rear elevation would be altered and conservation style rooflights inserted in the south facing roof slope. The proposal seeks to add three small porches to the rear elevation as well as to construct a timber and pantile outbuilding within the rear courtyard area to be used for bicycle and bin storage. The parking layout would remain as existing resulting in the provision of 7 spaces for the proposed dwellings and 4 spaces for the house at No.92 High Street. The existing vehicular access to Common Lane would be widened by the removal of existing piers. The density of the development equates to approximately 80 dwellings/hectare.
3. The statement accompanying the application explains that further planned expansion means that the premises are no longer suitable for the business. The initial application did not include any additional information relating to the attempts made to market the property. Information has since been submitted by the applicant confirming that the premises have been marketed as a beauty salon and therapy school with Redwoods Dowling Kerr and with Daltons Weekly since May 2006.



Crown Copyright (©) Licence no. 100022500 2007



Reproduced from the 2007 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 21/8/2007

Centre = 548595 E 249146 N

September 2007 Planning Committee

Although details of the property have been forwarded to a number of interested parties, this has not resulted in any positive offers.

Planning History

4. **S/1644/82/F** – Application for change of use to florists shop, beauty salon and beauty school approved.
5. **S/1437/86/F** – Application for extension to beauty salon and beautician training school approved.

Planning Policy

6. 2003 Structure Plan **Policy P1/3** requires a high standard of design and sustainability for all new development which minimises the need to travel and reduces car dependency.
7. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment.
8. Sawston is identified within **Policy ST/4** of the South Cambridgeshire Local Development Framework Core Strategy as a Rural Centre. This policy states that development and redevelopment without any limit on individual scheme size will be permitted within the village framework providing adequate services, facilities and infrastructure are available or can be made available as a result of the development.
9. **Policy DP/2** of the 2007 Local Development Framework requires all new development to be of high quality design, whilst **Policy DP/3** states that permission will not be granted for proposals that would have an unacceptable adverse impact on (amongst other issues): residential amenity, from traffic generated, on village character, or from undue environmental disturbance.
10. **Policy HG/1** requires residential developments within sustainable locations to achieve an average net density of at least 40 dwellings per hectare. **Policy HG/2** states that, in developments of up to 10 dwellings, market properties should provide at least 40% of homes with 1 or 2 bedrooms, approximately 25% of homes with 3 bedrooms and around 25% of homes with 4+ bedrooms. **Policy HG/3** states that affordable housing to meet local needs should be provided at a rate of 40% or more of the dwellings for which permission may be given on all sites of two or more dwellings.
11. **Policy TR/1** of the 2007 Local Development Framework seeks to promote more sustainable transport choices by, amongst other things, restricting car parking to a maximum of 1.5 spaces per dwelling.
12. Local Development Framework **Policy ET/6** states that the conversion, change of use or redevelopment of existing employment sites to non-employment uses within village frameworks should be resisted unless one of the following criteria is met:
 - a. It is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. Applications will need to be accompanied by documentary evidence that the site is not suitable or capable of being made suitable for continued employment use. Evidence would be required that the property has been adequately marketed for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises; or

- b. The overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises; or
 - c. The existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.
13. Local Development Framework **Policy CH/4** states that permission will not be granted for development that would adversely affect the curtilage or wider setting of a Listed Building. **Policy CH/5** states that development proposals in Conservation Areas will be determined in accordance with PPG15

Consultations

14. **Sawston Parish Council** objects to the application, stating:
- a. "Overdevelopment of the site
 - b. Problems already occur within the site regarding parking. Cars are already parking in the pub car park next door without permission. The spaces (1 per unit) allocated will not be enough
 - c. This site is at one of the most dangerous areas within Sawston High Street and this development will cause traffic problems."
15. The comments of the **Conservation Manager** will be reported verbally at the Committee meeting.
16. The comments of the **Local Highways Authority** will be reported verbally at the Committee meeting.
17. The comments of the **Housing Development Manager** will be reported verbally at the Committee meeting.

Representations

18. No letters have been received to date. The consultation period expires on 31st August 2007 and any representations received will be reported verbally at the Committee meeting.

Planning Comments – Key Issues

19. The key issues to consider in the determination of this application are:
- a. Loss of employment/principle of converting the building to residential use, including affordable housing.
 - b. Highway safety and parking issues;
 - c. Impact upon the character of the Conservation Area and upon the setting of adjacent Listed Buildings;
 - d. Residential amenity;

Loss of Employment Use/Principle of Residential Use including affordable housing

20. This application has been accompanied by information demonstrating that the property has been marketed with two agencies as a commercial concern for a minimum 12-month period. Although there have been many requests for copies of details, this has not resulted in any firm offers. The applicants advised me during my site visit that some interest had been expressed through a personal contact (a Japanese beauty school) but, again, this interest was not pursued as the premises did not meet their requirements.
21. I am satisfied that the property has been adequately marketed for the required period on terms that reflect its lawful use. As such, I have no objections in principle to the conversion of the building to form residential accommodation.
22. Sawston is classified as a Rural Centre, where the principal of residential development (with no limit on maximum scheme size) is acceptable. The proposal seeks to provide 5 small units (1 and 2 bed) at a density of approximately 80 dwellings/hectare, thereby complying with the requirements of Policies HG/1 and HG/2 of the 2007 Local Development Framework.
23. With regards to Policy HG/3 of the Local Development Framework, the Housing Development Manager has been consulted in respect of the issue of affordable housing and requested to advise whether the proposed mix/layouts would satisfy identified needs and comply with a Registered Social Landlord's requirements. These comments will be reported verbally to Members at the meeting. The Housing Needs Survey for Sawston identifies a need for 1 and 2-bedroom affordable units and the applicants have confirmed in writing that they would be willing to enter into a Section 106 Agreement to ensure that 40% of the properties (ie – 2 dwellings) would be affordable units of accommodation, in accordance with the requirements of Policy HG/3. A planning condition can require the submission and implementation of such a scheme.

Highway Safety/Parking Issues

24. The Parish Council has raised concerns on parking and highway safety grounds. It considers the provision of 1 space per dwelling is not enough and that the development will result in traffic problems given the location of the site near to the dangerous High Street/Common Lane junction.
25. The application proposes to provide 7 off-street parking spaces for the 5 dwellings. This represents a ratio of 1 resident space + 0.25 visitor spaces per unit. 4 spaces would be retained for the dwelling at No.92 High Street, thereby resulting in the provision of a total of 11 spaces for 6 properties. This is in excess of the maximum average of 1.75 spaces per dwelling required by Policy TR/1 of the Local Development Framework.
26. There are double yellow lines within Common Lane across and adjacent to the vehicular access to the site, the centrepiece of which is approximately 36 metres away from the Common Lane/High Street junction. The proposed development appears to represent a far less intensive use of the site than the existing beauty therapy salon and training school. I am presently awaiting comments from the Local Highways Authority as to whether the highway safety implications of the proposal are acceptable.

Visual Impact

27. The application has been submitted following pre-application discussions with planning and conservation officers. I have not yet received the formal response from the Conservation Manager but, in pre-application discussions, no specific concerns were raised to the impact of the development upon the character and appearance of the Conservation Area or upon the setting of adjacent Listed Buildings.

Residential Amenity

28. I am satisfied that the building can be converted to residential use without resulting in undue harm to the amenities of adjoining residents. There are two existing first floor openings within the west elevation of the building. The plans indicate that these openings would be removed. Should they be retained, I consider a condition should be attached to any permission requiring these openings to be fixed and fitted/permanently maintained with obscured glass, in order to protect the amenities of occupiers of the adjacent property to the west, No.3 Common Lane. A further condition should also remove permitted development rights for the insertion of any further first floor windows in this elevation.

Recommendation

29. Subject to no objections being received from the Conservation Manager and Local Highways Authority and to support from the Housing Development Manager to the provision of two affordable units of accommodation on the site, approval:

Conditions

1. Standard Condition A (Reason - A.)
2. No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - i) the numbers, type and location of the affordable housing provision to be made;
 - ii) The timing of the construction of the affordable housing;
 - iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - iv) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.(Reason - To ensure the provision of two affordable houses to comply with the requirements of policy HG/3 of the Local Development Framework 2007.)
3. No development shall commence until samples of materials to be used for the external walls and roofs of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure that the development does not detract from the character and appearance of the Conservation Area and from the setting of adjacent Listed Buildings.)

4. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details:
 - (a) All new joinery
 - (b) Boundary treatments;
 - (c) Hardsurfacing.
 (Reason – To ensure that the development does not detract from the character and appearance of the Conservation Area and from the setting of adjacent Listed Buildings.)

5. No further windows, doors or openings of any kind shall be inserted at first floor level in the west elevation of the building unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (Reason – To prevent overlooking of the adjacent property to the west, No.3 Common Lane.)

6. Should the existing first floor windows in the west elevation of the building be retained, they shall be fixed and fitted and permanently maintained with obscured glass. (Reason – To prevent overlooking of the adjacent property to the west, No.3 Common Lane.)

7. The permanent space to be reserved on the site for parking shall be provided in accordance with the layout shown within drawing number SK.200.1 before the occupation of the dwellings, hereby permitted, and thereafter maintained (Reason – In the interests of highway safety.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable Design in Built Development)
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Development Framework 2007:**
ST/4 (Rural Centres)
DP/2 (Design of New Development)
DP/3 (Development Criteria)
HG/1 (Housing Density)
HG/2 (Housing Mix)
HG/3 (Affordable Housing)
TR/1 (Planning for more Sustainable Travel)
ET/6 (Loss of Rural Employment to Non-Employment Uses)
CH/4 (Development Within the Curtilage or Setting of a Listed Building)
CH/5 (Conservation Areas)

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Parking and highway safety.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Application References: S/1408/07/F, S/1437/86/F and S/1644/82/F.

Contact Officer: Lorraine Casey – Senior Planning Assistant
Telephone: (01954) 713251