

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 12th December 2017

Application	4
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Application Number:	17/01087/FULM	Application Expiry Date:	7th August 2017
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Application Type:	Planning FULL Major
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Proposal Description:	Use of building for 11 self-contained flats, retention and conversion of outbuilding to 1 self-contained flat, re-roof building and other alterations (retrospective) and new front boundary wall.
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At:	24 Avenue Road Wheatley Doncaster DN2 4AQ
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For:	Empire Property Concepts
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Third Party Reps:	6 objections	Parish:	
		Ward:	Town

Author of Report	Elizabeth Maw
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 The application is being presented to committee due to the significant public interest shown in the application.

2.0 Proposal and Background

2.1 The proposal is a retrospective application to change a former bed and breakfast to eleven flats, conversion of an outbuilding to one flat and external alterations. All of the flats are occupied.

2.2 The application site is 24 Avenue Road, Wheatley. The property is located in Doncaster - Thorne Road Conservation Area. The special interest of this conservation area derives from the character of the well detailed late Victorian and Edwardian villas and villa pairs well-spaced in large grounds in contrast to the more uniform smaller terraces to the south of the area. No24 is a semi-detached villa of generous proportions. It was built around 1900 and shares typical detailing of this period and of the conservation area in general.

2.3 The building has unfortunately suffered from recent inappropriate alterations including the replacement of slates on the roof with red concrete tiles, the removal of the front boundary wall and the front garden has been surfaced with concrete. The submission proposes to rectify the inappropriate alterations by re-landscaping the front garden, re-instatement of the boundary wall and slate tiles to the front part of the roof. The conservation officer has confirmed the works to rectify the alterations is acceptable.

2.4 Six letters of opposition have been received. The main reason for objecting is due to a rise in small flats and houses in multiple occupation in this area and the impact it has to the established community. Impacts include rubbish, anti-social behaviour, noise and parking.

3.0 Relevant Planning History

3.1 None relevant.

4.0 Representations

4.1 The application has been publicised by sending letters to adjoining neighbours, placing a site notice near to the application site and press advert. Six objection letters have been received. The reasons for objecting are:

4.2 The area is seeing a shift from a family housing to small flats and houses in multiple occupation. This change in tenure is having an impact to the established community such as rubbish, anti-social behaviour, noise and parking. Avenue Road is described by an objector as a beautiful road but is rapidly going downhill.

4.3 The unauthorised works to the property, in particular, the front wall and concreting the whole of the outdoor area is detrimental to the conservation area and increases surface water run-off. The developer must be asked to re-introduce greenery back onto the site.

4.4 Residents are unhappy that work has been carried out by developers without obtaining planning consent before.

4.5 The Doncaster Civic Trust is pleased to see kitchen facilities being added into each of the rooms. The re-roofing should be done in blue slate, or equivalent. The Civic Trust also made comments to the arrangement of the front garden which has since been amended to take into account their comments.

5.0 Relevant Consultations

5.1 DMBC Drainage Team: "Any surface water discharging onto a hard standing area as part of a development must be drained in some way. The paved area in it's current form, appears to have no formal drainage, so therefore the surface water run-off is discharging directly onto the public footway/highway. This would currently contravene the Highways Act. Therefore I would consider a drainage condition necessary, to make sure that something is put in place to ensure there is no surface water run-off from the development onto the public footway/highway."

5.2 DMBC Design and Conservation Officer: There have been numerous inappropriate alterations, which has had a negative impact to the conservation area. The plans have been amended and there is an agreement to rectify the harm caused. The proposal is now considered acceptable subject to conditions.

5.3 DMBC Environmental Health: The initial inspection did reveal a number of defects/hazards that require addressing, in terms of both Building Regulations/Housing Act health and safety rating system. These are currently being discussed with the Building Control Officer, and do not affect the overall consideration of the proposed use. There is adequate room for waste storage but due to the likely number of bins being required, there is a strong possibility that this could cause loss of amenity to the locality, unless adequately located and shielded from view. Therefore, no objections are raised subject to a condition to ensure suitable waste storage.

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework

Doncaster Core Strategy

CS2: Growth and Regeneration Strategy

CS14: Design and Sustainable Construction

CS15: Valuing our Historic Environment

Doncaster UDP 1998 (saved policies)

PH11: Residential Policy Areas

ENV25: Conservation Areas

7.0 Planning Issues and Discussion

Principle

7.1 The proposal is acceptable in principle. The property is within an established residential area. Housing on Avenue Road includes single dwellings and multiple occupancy properties. The land allocation is Residential Policy Area.

7.2 The owner has advised all of the flats are occupied and there is a waiting list. This demonstrates there is a demand for small flats in this area. The National Planning Policy Framework advises Local Authorities should provide housing to reflect local demand,

which this application would do. In addition, the property does not result in the loss of a family home because its last use was a bed and breakfast.

Alterations

7.3 The owner has carried out numerous inappropriate alterations to the property. The front wall has been removed and railings installed. The soft landscaping in the front garden has been replaced with concrete. The roof material has been changed to terracotta concrete roof tile.

7.4 The submission proposes to rectify the inappropriate alterations by adding greenery to the front garden, re-instatement of the boundary wall and slate tiles to the front part of the roof. Works will be completed to a timetable (to be agreed by condition). The applicant has also shown clear intentions to rectify the inappropriate alterations as work has already started on site (scaffolding has been erected and work to the front boundary wall has started).

7.5 The outbuilding in the rear garden has been altered in connection with its conversion to a residential property. The outbuilding as it currently stands does not overshadow or overlook and there is a no material harm to the conservation area or surrounding land. As such, its retention in its current state is acceptable.

Bins

7.6 A Planning Officer visited the property in April 2017 and approximately 5 of the 11 rooms were occupied. The bins were stored in the front garden but they were kept tidy and not overflowing.

7.7 The property is now fully let so an unannounced second visit was carried out in October 2017. The Planning Officer noted bins remain tidy and not overflowing. The bins were also obscured by the front wall. There is no evidence to indicate that bins/ rubbish are an issue for these flats.

Residential Amenity

7.8 The eleven flats within the main building and the single storey outbuilding do not create any overlooking issues.

7.9 A Planning Officer has visited the inside of the property and saw inside three rooms. From the rooms that were seen they are small studio flats with an en suite and small kitchenette. The rooms are clean and modern. The floor space of each flat is small but still provide all the requirements for someone's day to day needs. Communal spaces were pleasant and clean. The property also benefits from a large outdoor area at the back.

7.10 A Building Control Officer and Housing Officer were at the site visit to advise on other non-planning considerations such as fire regulations.

Highways and Parking

7.11 The site has limited off street parking. But there is no requirement to provide additional off street parking because the proposal is for studio flats, which often have occupiers with low car ownership levels and the site is within an urban location. Any car owners living at this property will have to park on the street, which is safe to use. Spaces on the street would be on a first come, first served basis.

8.0 Summary and Conclusion

8.1 The proposed flats provide a housing source to meet local demand. Occupiers have a good standard of residential amenity. Existing residents are not affected by rubbish or overlooking. There is no evidence of anti-social behaviour. The inappropriate alterations will be rectified and subject to a timescale. The proposal is therefore considered to meet housing and conservation policies as set out in the NPPF, Core Strategy and Doncaster UDP 1998.

9.0 Recommendation

GRANT Full planning permission subject to the conditions below:

01. U57156 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows: The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
Site Plan 006 Revision A, stamped 'AMENDED PLANS 07.07.2017'
Front garden and boundary wall plan 024 Revision A, stamped 'AMENDED PLANS 07.07.2017'
Proposed front elevation 020 Revision A, stamped 'AMENDED PLANS 07.07.2017'
Proposed side elevation 021 Revision A, stamped 'AMENDED PLANS 07.07.2017'
REASON
To ensure that the development is carried out in accordance with the application as approved.
02. U57152 Within one month from the date this planning consent is granted, a timetable to rectify the inappropriate alterations shall be agreed between the developer and the Local Planning Authority. Works shall be completed in accordance with the agreed timetable.
REASON
To ensure the inappropriate alterations are rectified within a reasonable timeframe, in the interests of preserving and enhancing the character and appearance of the Conservation Area.
03. U57154 Works within the front garden shall not commence until details of the surface water drainage systems and all related works necessary to drain the hardstanding in the front garden have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development.
REASON
To ensure that the front garden has a suitable drainage system and to prevent run off into the public highway.
04. U57153 Notwithstanding the details on the approved plans the wall copings shall be stone or art stone to match the appearance of existing.
REASON

In the interests of preserving the appearance of the conservation area.

05. U57155

Prior to the commencement of the relevant works, the slate to be used on the front facing roof slope shall be submitted to and approved in writing by the local planning authority. The details shall include the type and source of the slate and any ridge, eaves or hip covering. Development shall be carried out in accordance with the approved details.

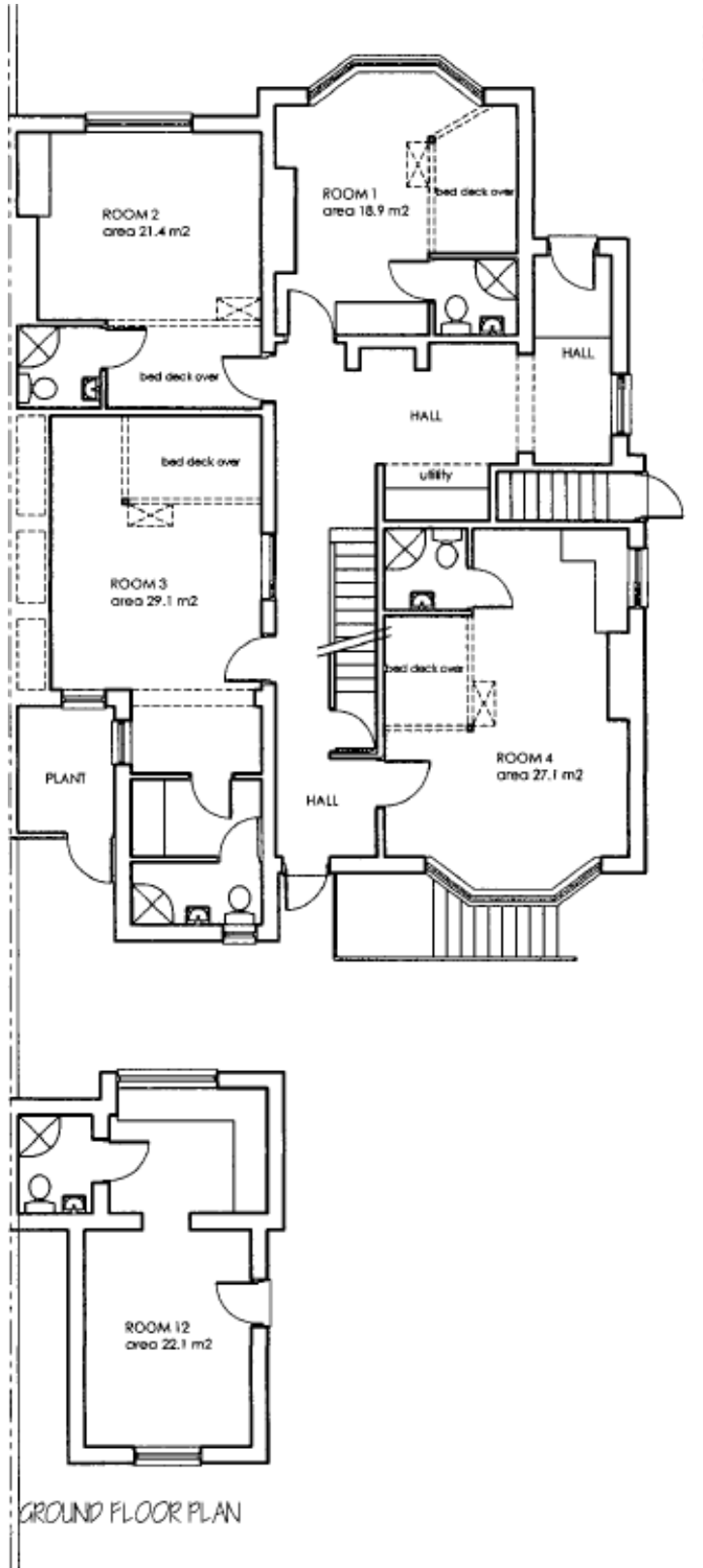
REASON

To preserve and enhance the character and appearance of the Conservation Area in accordance with policy ENV25 of the Doncaster Unitary Development Plan.

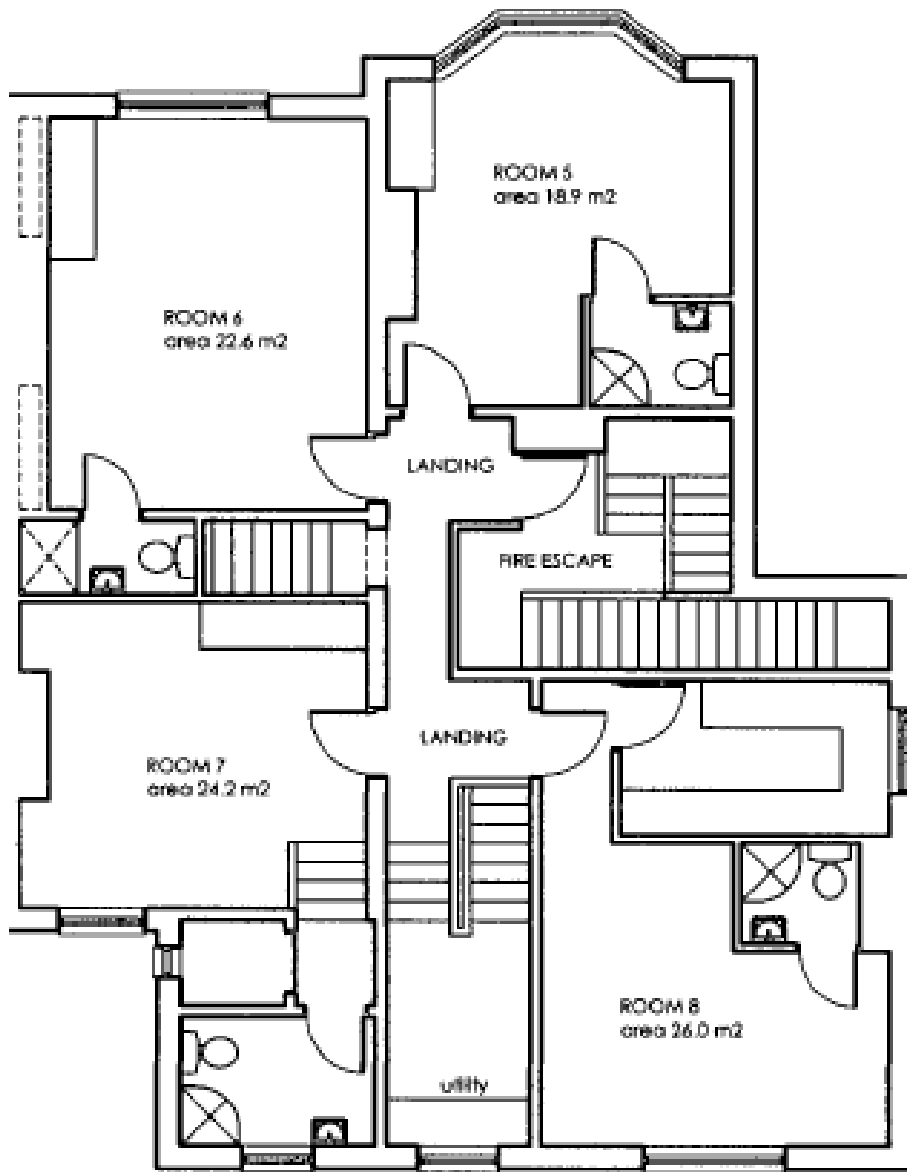
The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Appendix 1: Floor Plans

Ground Floor

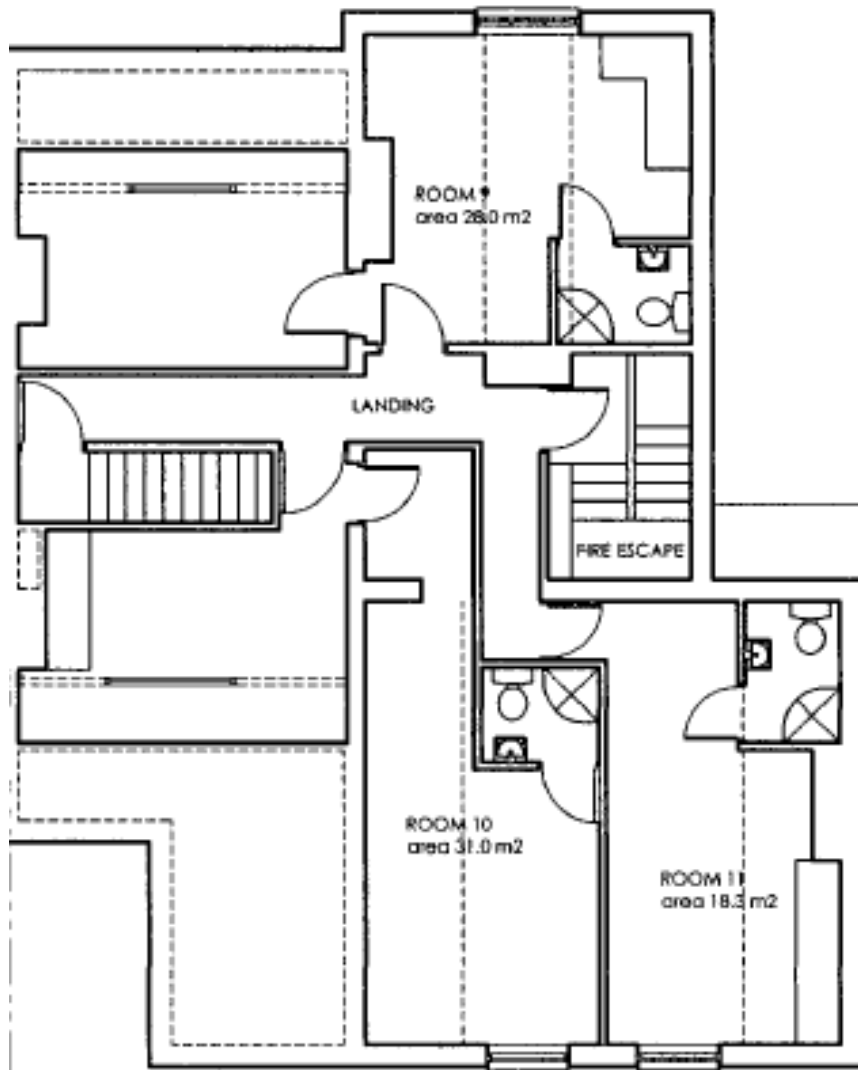


First Floor



FIRST FLOOR PLAN

Second Floor



SECOND FLOOR PLAN

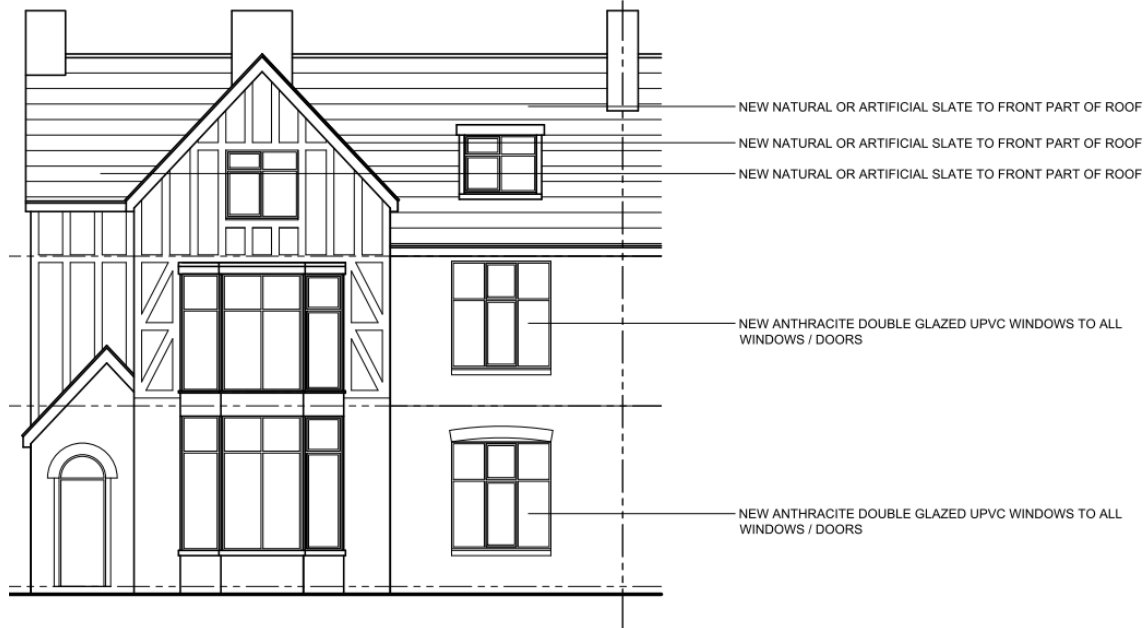
Appendix 2: Existing Frontage

Photo showing existing front boundary, concrete in front garden and roof tiles

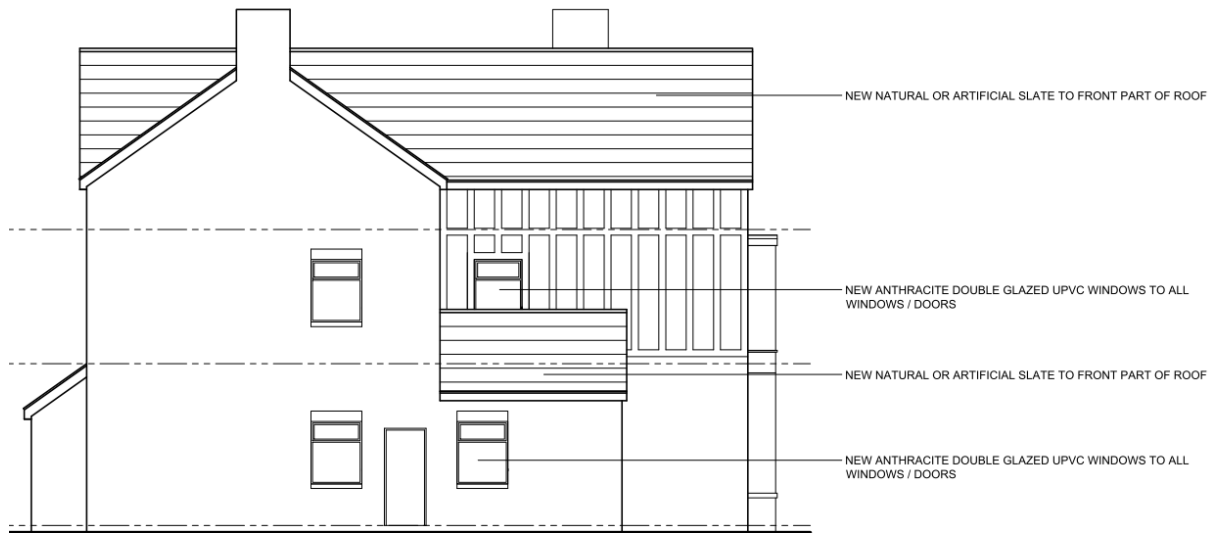


Appendix 3: Proposed External Alterations

Proposed Front Elevation



FRONT ELEVATION

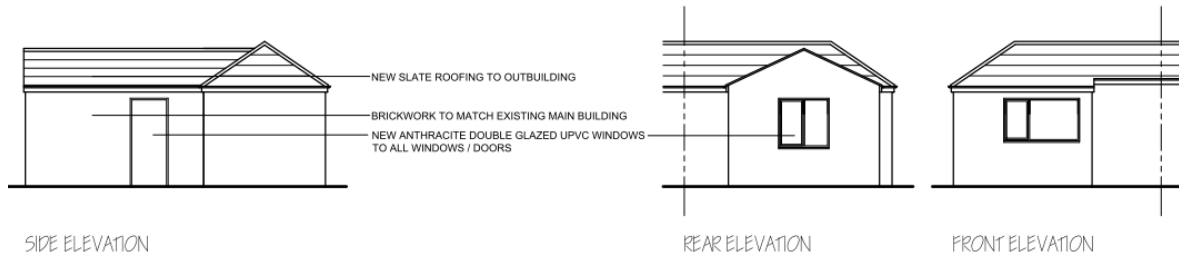


SIDE ELEVATION

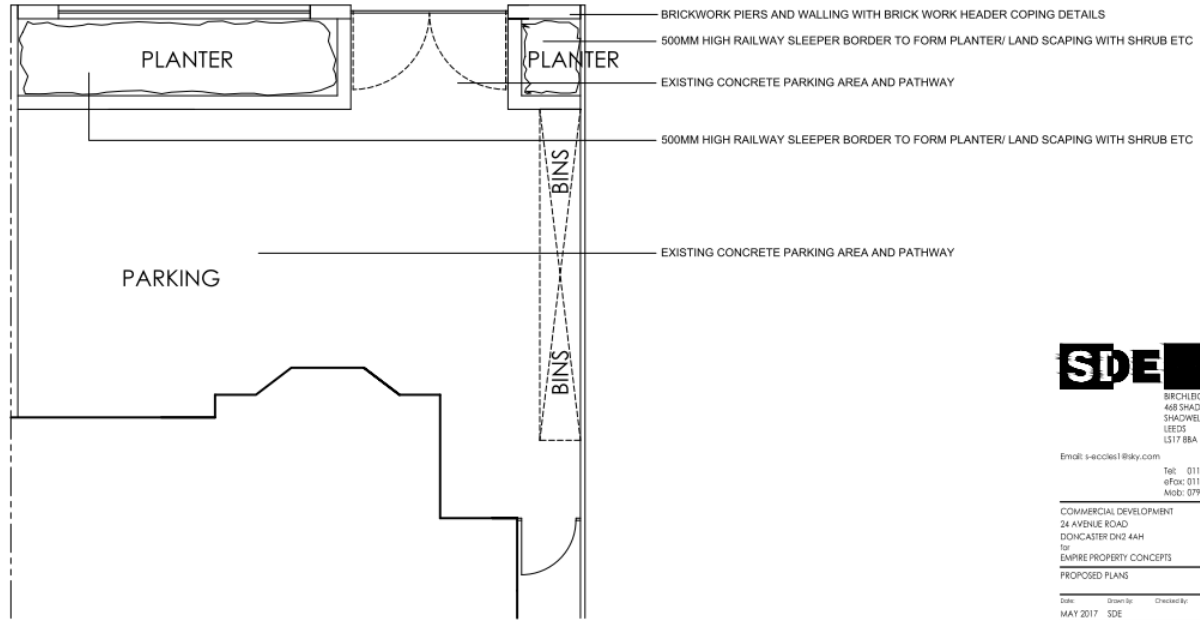


BIRCHLEIGH
463 SHADWELL
SHADWELL
LEEDS
LS17 8BA

Proposed alterations to outbuilding



Proposed Front Garden Plan



SDE
 BRICHLIGH
 468 SHADWEE
 SHADWELL
 LEEDS
 LS17 8BA
 Email: s-ecoles1@sky.com
 Tel: 0113 81
 8Fax: 0113 35
 Mob: 0794 65

COMMERCIAL DEVELOPMENT
 24 AVENUE ROAD
 DONCASTER DN2 4AH
 To: EMPIRE PROPERTY CONCEPTS

PROPOSED PLANS

Date:	Drawn by:	Checked by:	Scale:
MAY 2017	SDE		1:1
Project No:	Drawing No:	Rev:	
J24 - 36	024	A	

Proposed wall along front boundary

