

APPLICATION NO	PA/2009/1209
APPLICANT	Mr M Horsefield
DEVELOPMENT	Planning permission to erect first floor offices and change the use of ground floor offices to residential, including the erection of a domestic single-storey extension and garage
LOCATION	53 High Street, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS4 (Changes of Use in Residential Areas) states that favourable consideration will be given to proposals for a change of use from residential to other uses, provided that the development will not adversely affect the appearance and character of a residential area by virtue of noise, vibration, traffic generation, reduction in road safety, odorous emissions or other adverse environmental conditions.</p> <p>Policy DS5 (Residential Extensions) states that residential extensions will be permitted provided that the proposal does not unreasonably reduce sunlight or daylight, result in overshadowing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.</p> <p>Policy T2 (Access to Development) states that all development must be provided with a satisfactory access and should be adequately served by the existing highway network.</p> <p>Policies T1 (Location of Development) and DS1 (General Requirements) also apply.</p>
CONSULTATIONS	Highways: Advise conditions.

PARISH COUNCIL

Object on the grounds that the proposed development constitutes an over-intensive use of the site and is situated on the main vehicle highway where there is poor visibility.

PUBLICITY

Neighbouring properties have been notified. No letters of representation have been received.

ASSESSMENT

The application site is a detached, single-storey property which is used as offices by the applicant. The site has an existing vehicle access off High Street to the west and there is a parking area to the front of the property. There is also a single-storey garage to the rear of the property. There is a two-storey dwelling to the north of the site and the property immediately to the south is a convenience store with flats above.

The main issues in determining this application are whether the proposed development constitutes an over-intensive use of the site and whether the mix of uses proposed will have an impact on the existing road network.

It should be noted that an extension is proposed to the existing property which would raise the height of the roof by 2.5 metres to allow a second-storey to be created. The proposed extension is not considered to result in any demonstrable loss of amenity to adjacent residential properties, either through the effects of overshadowing, loss of light or overlooking.

The ground floor will be used as residential accommodation and the first floor as office space for the applicant's existing business. The ground floor of the existing property is currently used as office space for the applicant's business. There will only be a slight increase in the number of vehicles parking and accessing the site as a result of the residential use proposed at ground floor level. A condition will be imposed which restricts the first floor as business use for the applicant only. This will prevent the four proposed offices being sold off or let separately. The additional information submitted on 25 November 2009 shows provision for four off-street parking spaces for the mixed use development. The proposed development is not considered to constitute over-intensive use of the site and visibility from the site access will remain the same.

It should be noted that the council's Highway Development department have raised no objections to

the proposed scheme from a highway safety, visibility and parking perspective.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development shall be carried out in accordance with the amended details received by the local planning authority on 25 November 2009.

Reason

To define the terms of the permission and to help ensure the development is in keeping with its surroundings in accordance with policy DS5 of the North Lincolnshire Local Plan.

3.

The first floor of the extension hereby approved shall only be used for business purposes by Mr Michael Horsfield and shall not be used for any other use unless planning permission is applied for and approved in that regard.

Reason

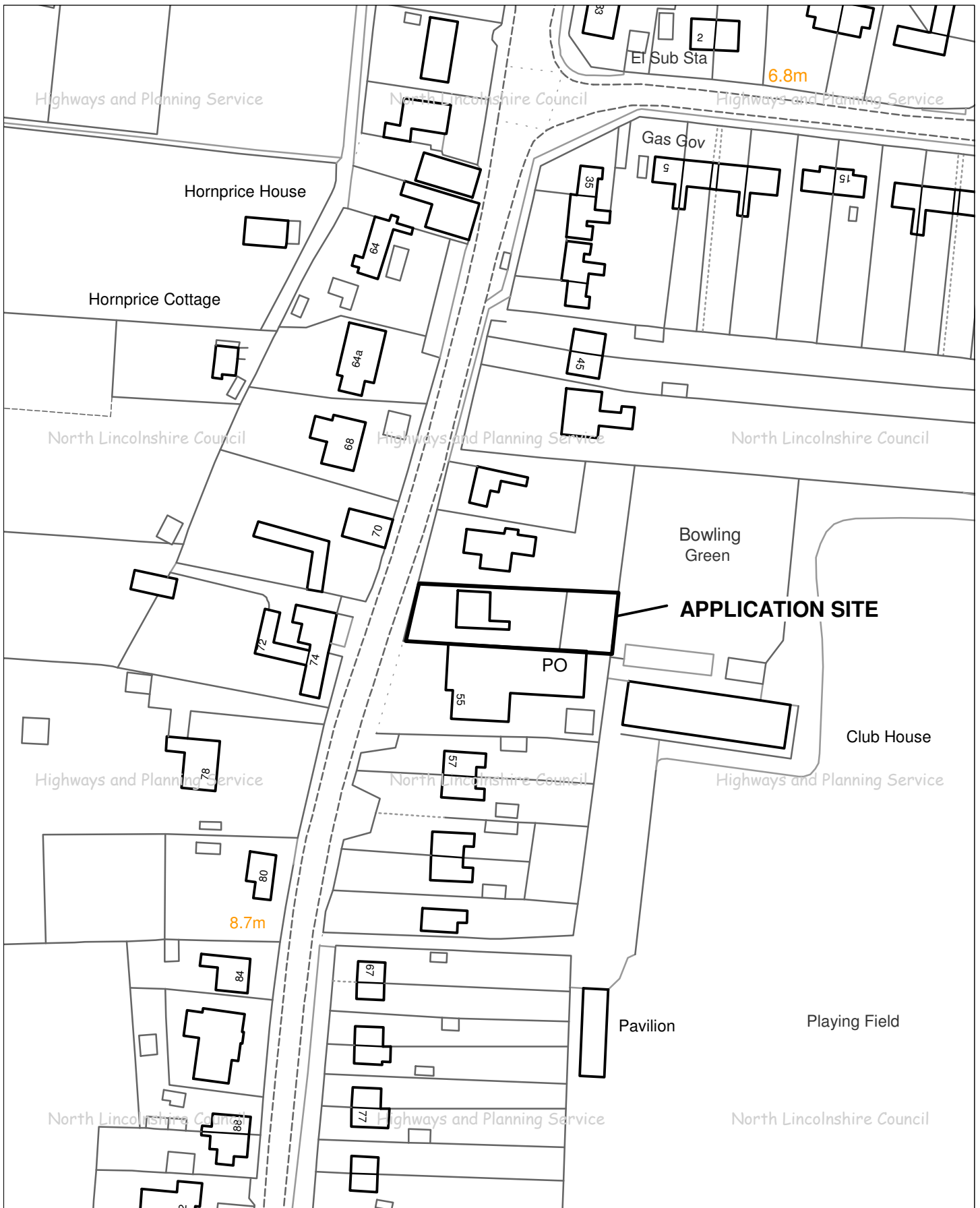
For the avoidance of doubt to allow the local planning authority to retain control over the level of activity at the site in the interests of residential amenity and highway safety in accordance with policies DS1, DS4, and T2 of the North Lincolnshire Local Plan.

4.

The business use hereby permitted shall not be operated outside the hours of 8am to 6.30pm Monday to Friday and 8.30am to 6pm on a Saturday and at no time on a Sunday or Public Holiday.

Reason

To define the terms of the permission and to avoid unacceptable loss of amenity through noise disturbance to residential properties located within the vicinity of the site in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2009/1209

OS Grid Ref: SE78470673

Drawn by: SJ

Scale: 1:1250

Date: 10/12/2009



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

Service Director,
G Pople