

APPLICATION NO	PA/2010/1043
APPLICANT	Mr G Singh
DEVELOPMENT	Planning permission to convert an existing detached bungalow into four self-contained flats (resubmission of PA/2010/0718)
LOCATION	14 Scotter Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Crosby and Park
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor O'Sullivan – significant public interest) Significant public interest Third party request to address the committee

POLICIES

North Lincolnshire Local Plan: The site is located within the Scunthorpe and Bottesford urban area (policy ST2 – Settlement Hierarchy) and is within the development limit (policy ST3 – Development Limits). Policy DS1 (General Requirements) also applies.

Policy DS4 (Changes of Use in Residential Areas) applies.

CONSULTATIONS

Highways: Do not wish to restrict the grant of planning permission.

Environment Agency: No objection.

Humberside Fire Brigade: Give advice on the provision of water supplies for the fire brigade.

PUBLICITY

Surrounding properties have been notified and a site notice posted. A large number of objections and a 15-page petition have been received raising the following issues:

- a previous application was withdrawn; this one should be refused and the property turned back into a single family dwelling
- work has already been carried out to turn it into flats
- there are already problems of noise from the current use
- the deeds to the property preclude business use – domestic use only allowed

- there are problems with the guttering at the property
- the internal layout is not acceptable, there is no access to the rear for one unit, it is not suitable for prams, the access for flat 1 is to the adjacent commercial property's forecourt
- residents change constantly
- antisocial behaviour
- residents now feel unsafe and vulnerable in their own homes due to problems at the property
- the building adjoins four bungalows at the back
- has the sound testing been done?
- loss of privacy from a dormer window
- traffic problems, volume, noise, cars racing up and down Scotter Road and Hebden Road, insufficient room for parking for four flats
- rubbish is a problem, where will all the bins go?
- the sewage/drainage system is not up to dealing with four households.

Some additional, non-material comments have also been received.

ASSESSMENT

Planning permission is sought for the conversion of a dwelling into four flats with minor alterations to the property including internal layout and additional windows and doors.

The application site is a detached dormer bungalow and garden on the west side of Scotter Road. To the north are commercial properties (Kirk's Motel and a petrol filling station, which are also owned by the applicant).

The building is currently being occupied as an unauthorised house in multiple occupation (HiMO) which is being treated as a separate matter, and being unauthorised should carry no weight in the determination of this application.

Members should note that two previous applications have been withdrawn: PA/2009/1128 proposed four flats and was withdrawn following local opposition and PA/2010/0718 proposed a HiMO for 11 occupants.

The main issue in the determination of this application is whether the proposal would have an adverse impact on the living conditions of the occupiers of nearby residential properties.

The application proposes four flats – one at first floor and three on the ground floor. The bungalow is large and has been finished to a high standard internally. The rear garden area is generous and would serve all four flats as a shared amenity area and for hanging out washing etc.

The previous proposal for an 11-person HiMO was withdrawn following officer advice that it was deemed to be unacceptable; the previous application for flats was also withdrawn by the applicant following local opposition.

The use of the site as four flats would not be harmful to the amenity of neighbours – the site is on a busy road, next to commercial operations and in a heavily built-up urban area where flats are appropriate, and the comings and goings of the occupants of the flats would be absorbed by the wider environment.

The additional windows and doors are all at ground floor and would not lead to loss of amenity to any neighbouring properties.

The property has an adequate parking area to the front and the Highways officer has confirmed that they do not wish to restrict the grant of planning permission. Objections on parking and traffic issues cannot therefore be substantiated.

Regarding alleged antisocial behaviour, such comments are not considered to justify a refusal of planning permission as they are purely speculative.

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 hereby permitted shall be carried out in accordance with the following approved plans: C0068/A1/101 rev A, C0068/A1/103 rev A and C0068/A1/104 rev A.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The hereby approved flats shall not be occupied until a scheme for soundproofing the building has been submitted to and agreed in writing by the local planning authority and such scheme fully implemented.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No more than eight people shall occupy the building at any one time.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2010/1043

OS Grid Ref: SE87441209

Drawn by: KC

Scale: 1:1250

Date: 25/10/2010



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Highways and Planning Service

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