

APPLICATION NO	PA/2016/1273
APPLICANT	Mr Tom Hopkins
DEVELOPMENT	Planning permission to change the use of Wesleyan Chapel to residential including demolition of modern rear extension and erection of new rear extension including ancillary building works
LOCATION	The Wesleyan Chapel, High Street, Wroot, DN9 2BU
PARISH	Wroot
WARD	Axholme South
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Wroot Parish Council

POLICIES

National Planning Policy Framework: Paragraphs 7, 9, 11, 14, 15, 17, 28, 49, 51, 56, 57, 60, 61, 70 and 141.

North Lincolnshire Local Plan:

H5 (New Housing Development)

T2 (Access to Development)

C2 (Community Facilities in Minimum Growth Settlements and Rural Hamlets and Villages in the Open Countryside)

HE9 (Archaeological Evaluation)

DS1 (General Requirements)

DS16 (Flood Risk)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

DS19 (Flood Risk)

CS22 (Community Facilities and Services)

CONSULTATIONS

Highways: No objection subject to a condition requiring a traffic management plan.

Environment Agency: No objection.

Archaeology: No objection subject to conditions requiring a photographic record of the building.

PARISH COUNCIL

Object. Concerned about the lack of car parking at the proposed conversion. It is understood that a personal agreement has been made for parking at a property across the road; however, in the event of a sale, this arrangement may cease.

PUBLICITY

Neighbouring properties have been notified. One letter of objection has been received raising the following issues:

- overlooking
- lack of car parking
- increase in parking in front of the chapel will affect access and egress from neighbour's property
- highway safety.

ASSESSMENT

The proposal comprises the change of use of the existing Wesleyan Chapel to residential, including demolition of the modern rear extension and erection of a new rear extension and associated alterations. The proposal will create a four-bedroom dwelling, the main front and side elevations remaining almost as existing.

The site is located within the development boundary of Wroot. The building is surrounded by residential development. It is currently vacant and has not been in use since December 2015 as the congregation was reduced to four. The Church instructed estate agents to place the building on the market in February 2016. The building was subsequently marketed for approximately six weeks before offers had to be submitted. The building is located in Flood Zone 2/3a of the SFRA and is therefore at high risk of flooding.

The main issues associated with this proposal are whether it is acceptable in planning policy terms, and if so, whether the impact it has on the level of community

facilities in Wroot, residential amenity, the locality, the building itself and the highway network is acceptable, and whether it is acceptable in terms of flood risk.

In terms of the principle of the proposal the site is located within the development boundary of Wroot, where in principle residential development is considered to be acceptable. Wroot has a number of key facilities such as a pub, shop, hall, church, guest houses and primary school, and therefore the proposal is considered to be a sustainable form of development which will support the existing services and facilities in Wroot. The proposal accords with advice given in the National Planning Policy Framework and policies CS1, CS2, CS3, CS7 and CS8 of the Core Strategy.

In terms of policies CS22 of the Core Strategy and C4 of the North Lincolnshire Local Plan, the proposal will lead to the loss of the chapel. The building has not been used as a chapel for 10 months, has been marketed since February 2016 and is currently vacant. There is another church located just outside the development boundary of Wroot (St Pancreas) which provides an alternative place to worship and there is already a village hall in Wroot where community activities take place. Therefore, whilst the loss of the chapel is regrettable, there are alternatives to this facility elsewhere in Wroot and the proposal therefore accords with advice given in the National Planning Policy Framework, policy CS22 of the Core Strategy and policy C4 of the North Lincolnshire Local Plan.

In terms of the design, the applicant has retained the front façade of the building in its existing form. The arched windows in the flank elevations are also to be retained. The modern single-storey addition that forms the vestry is to be removed and a two-storey rear extension with a lower ridge height than the existing building is proposed. This extension is required to provide additional accommodation for the residential use and is necessary due to the size of the building. This extension will not be readily visible in the street scene as it will be set back from the High Street and partially screened by the residential properties the site is located between. The extension has been designed to be in character with the existing building. Due to its siting and design, it will have minimal impact on the character of the existing building and will be an improvement on the existing extension. The proposal, in design terms, will bring a redundant building back into use which, whilst not listed, nor located within a conservation area, is an important historic building to Wroot. As a result, in design terms the retention of the building is supported and accords with policies CS5 and CS6 of the Core Strategy, and H5 and DS1 of the North Lincolnshire Local Plan.

In terms of impact on neighbours, an objection has been received from an adjoining neighbour (Tawncroft) concerning the three windows in the rear extension overlooking the objector's garden. These windows serve an en suite and two bedrooms and are located in the rear, not side, elevation. There will therefore be no direct overlooking into the objector's garden. This situation occurs with any dwelling with windows in the rear elevation at first-floor level that is located between properties. The en suite window can be conditioned to be obscure glazed. The proposed extension has been sited away from the boundary with this neighbour. It is therefore considered that the proposal will not result in any demonstrable harm to the amenity of this neighbour. In terms of the other adjoining neighbour to the east, this property is offset at an angle to the application site. The proposed extension will be visible from this property but due to the distance between the properties and the positioning of the buildings on the site there will be no demonstrable loss of amenity to this property. The proposal therefore accords with advice given in the National Planning Policy Framework, policy CS5 of the Core Strategy and policies H5, DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

No car parking is proposed within the site. Due to the differing ground levels between the road and application site, in terms of construction, this would be difficult to achieve. The parish council's comments and neighbour concerns in relation to lack of car parking are noted. However, this has to be balanced against the existing use of the building as a chapel which has the potential to attract a high number of vehicles to the site that would have to park on the High Street. The proposed residential use of the site is likely to result in fewer traffic movements to and from the site than the use as a chapel. Highways propose a condition requiring a traffic management plan which will be imposed on the permission. As a result, in highway terms, the proposal is considered acceptable in terms of policies T2 and DS1 of the North Lincolnshire Local Plan.

In terms of flood risk the site is at high risk of flooding as it is located in flood zone 2/3a of the council's SFRA. A flood risk assessment has been submitted with the application with finished floor levels 4.1 above Ordnance Datum. The sequential and exceptions tests are not required for change of use applications. As a result, the Environment Agency has raised no objection to the proposal. The proposal therefore accords with policies CS19 of the Core Strategy and DS16 of the North Lincolnshire Local Plan.

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: 1 of 6, 2 of 6, 3 of 6, 4 of 6, 5 of 6 and 6 of 6.

Reason

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

3.

The development shall be carried out in accordance with the amended details received by the local planning authority on 26 August 2016 and 28 September 2016.

Reason

To define the terms of the permission.

4.

No alteration or development shall take place until the applicant, or their agents or successors in title, has produced an historic building record in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest. Details are required prior to development commencing as this condition cannot be complied with once development is begun.

5.

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

6.

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

7.

No development shall take place until a demolition traffic management plan, showing details of all associated traffic movements including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan. Details are required prior to development commencing to ensure that highway safety is maintained during the construction process.

8.

Before the dwelling is first occupied the en suite window in the rear elevation at first-floor level shall be obscure glazed and shall be retained in that condition thereafter.

Reason

To protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

9.

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no extensions or alterations shall be carried out to the building, and no buildings shall be installed on the site, other than those expressly authorised by this permission.

Reason

To maintain the character of the development and to protect the living conditions of adjoining neighbours in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

The applicant is advised to contact the North Lincolnshire Historic Environment Record for an explanation about the historic building recording and written specification at least 20 working days prior to the proposed commencement of development (email alison.williams@northlincs.gov.uk or telephone 01724 297471).

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Informative 3

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

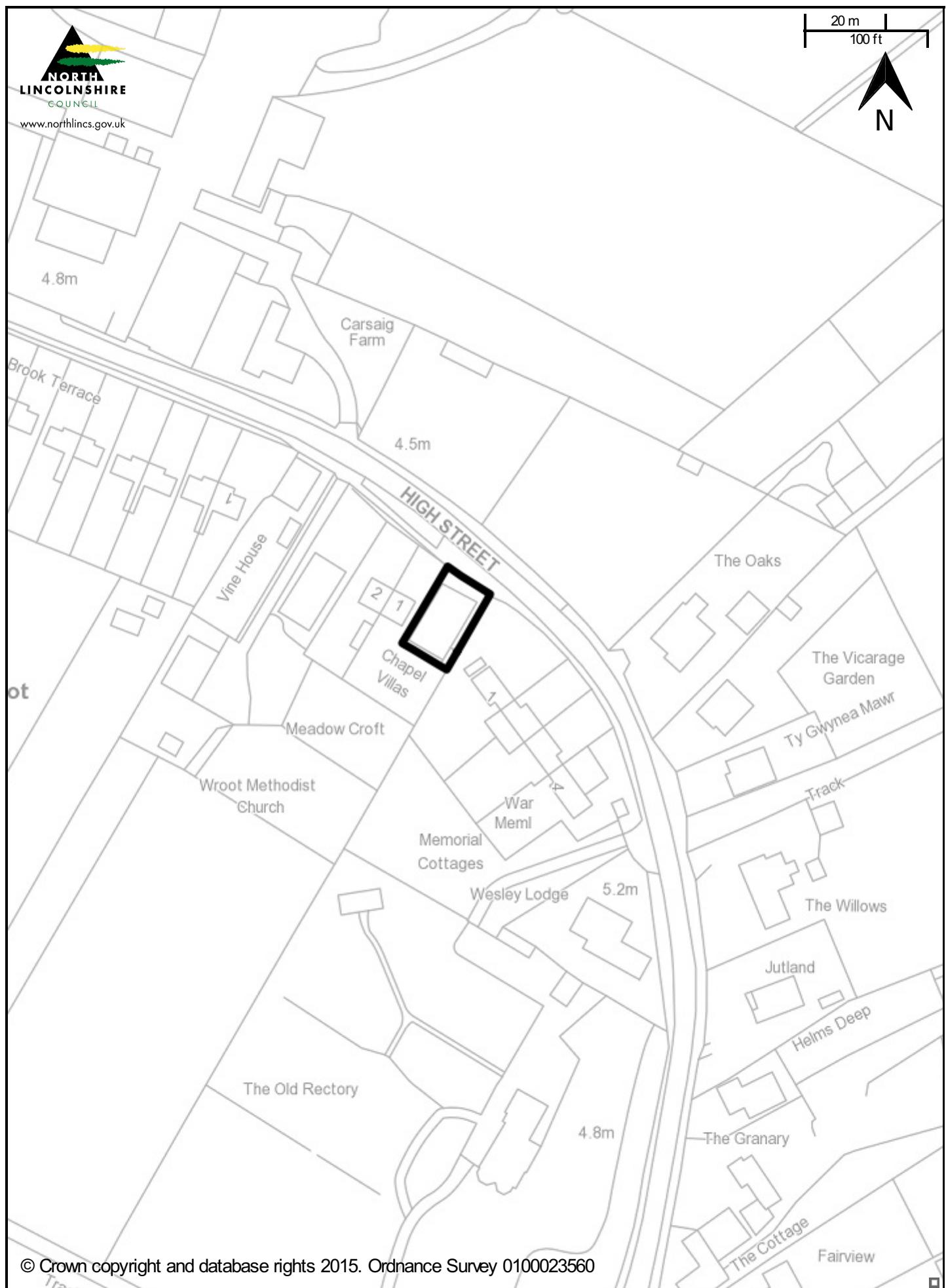
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.



NORTH
LINCOLNSHIRE
COUNCIL

www.northlincs.gov.uk

20 m
100 ft



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PA/2016/1273

Scale @A4 1:1250

Printed on: 6/10/2016 at 13:47 PM

Drawn by: S.Barden

AMENDED

PA/2016/1273 Proposed Elevations - Not to scale



Front Elevation



Left Side Elevation

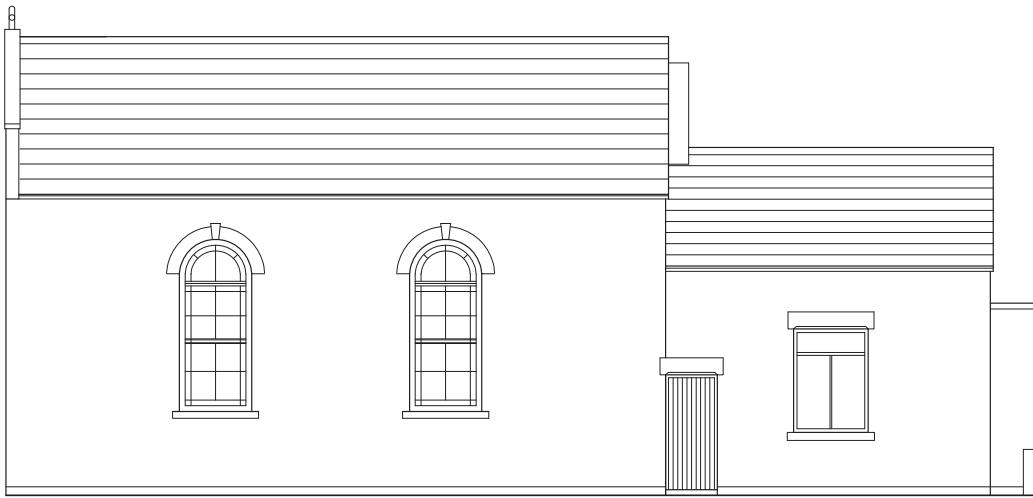


Rear Elevation

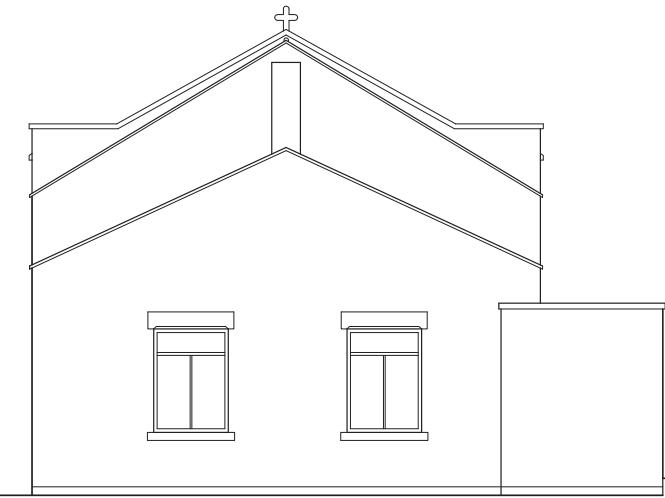


Right Side Elevation

PA/2016/1273 Existing elevations - Not to scale



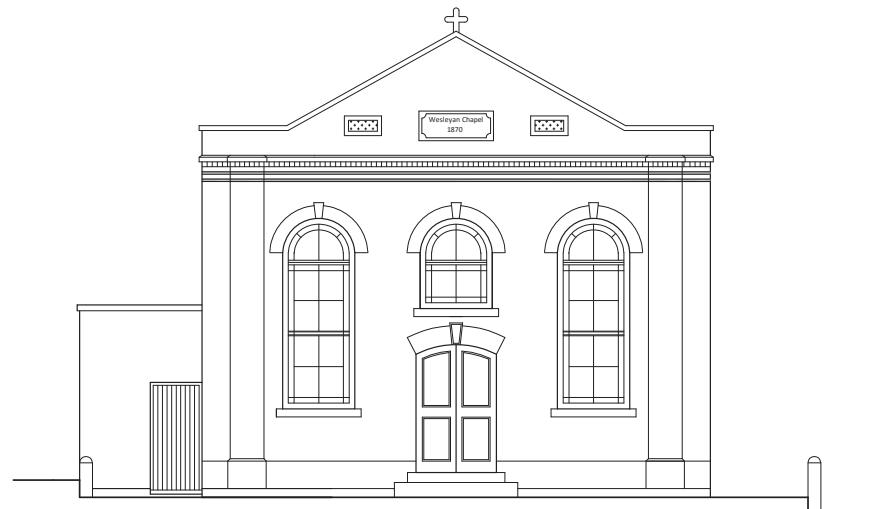
Right Side Elevation



Rear Elevation



Left Side Elevation



Front Elevation

SUPERSEDED