

Item Number: 18
Application No: 16/00941/FUL
Parish: Norton Town Council
Appn. Type: Full Application
Applicant: Mr & Mrs D Duncan
Proposal: Change of use and alterations to post office to form 1no. bedroom annexe together with formation of vehicular access and erection of close-boarded timber fence and gate to match existing
Location: Shop 42 Beverley Road Norton Malton North Yorkshire YO17 9BU

Registration Date:
8/13 Wk Expiry Date: 15 July 2016
Overall Expiry Date: 18 June 2016
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Parish Council Recommend refusal
Highways North Yorkshire Recommend conditions

Neighbour responses: Miss Leonie Coombes,

1.0 SITE

1.1 The application site is situated on the southern side of Beverley Road, close to the junction with Eastfield Road and Mill Street. It comprises a dwelling, with a post office forming the front part of the ground floor. There is an area of parking to the front. It is separated from the neighbouring dwelling by a mature hedge. The immediate area is predominantly residential.

2.0 PROPOSAL

2.1 The post office is currently operated by the family who occupy the associated dwelling. Permission is sought for the:

- (i) Change of use of the post office to form a one bedroom annexe,
- (ii) Alterations to front
- (ii) Formation of a vehicular access, and the;
- (iii) Erection of a fence and double gates to the front of the proposed annexe.

The application has been brought to Planning Committee because the applicants are the parents of a Council Member.

3.0 HISTORY

3.1 There is no planning history on the site.

4.0 POLICY

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development
Policy SP2 - Delivery and Distribution of New Housing
Policy SP4 - Type and Mix of New Housing

Policy SP7 - Town Centres and Retailing
Policy SP11 - Community Facilities and Services
Policy SP16 - Design
Policy SP19 - Presumption in favour of sustainable development
Policy SP20 - Generic Development Management Issues
Policy SP22 - Planning Obligations, Developer Contributions and Community Infrastructure Levy

5.0 APPRAISAL.

The main issues in the consideration of the application are:

- principle of the change of use;
- impact on existing amenities of neighbouring occupiers;
- appropriateness of layout and design;
- highway considerations; and
- contributions

5.1 Principle of Change of use

5.1.2 Policy SP11 Community Facilities and Services provides policy support in principle for the provision of new community facilities, and also the protection of existing ones. The policy includes the following paragraph:

Protection

Existing local retail, community, cultural, leisure and recreational services and facilities that contribute to the vitality of the towns and villages and the well-being of local communities will be protected from loss/redevelopment unless it can be demonstrated that:

- there is no longer a need for the facility or suitable and accessible alternatives exist, or*
- that it is no longer economically viable to provide the facility, or*
- Proposals involving replacement facilities provide an equivalent or greater benefit to the community and can be delivered with minimum disruption to provision*

5.1.3 The National Planning Policy Framework (NPPF) also expresses support for the provision and retention of community facilities, and includes the following paragraphs;

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*

5.1.4 Policy SP 7 - Town Centres and Retailing seeks to resist the loss of retail floor space. However, this restriction is limited to Primary Retail Frontages in Norton this relates to Commercial Street.

5.1.5 The proposed development will result in the loss of the post office. During the site visit, it was clear that it is a facility that is regularly used. It is noted that Norton Town Council has objected to the application on the basis of the 'loss of retail amenity'. They further state that shops are vital to this area of town, especially with new residential developments pending in the area.

Nevertheless the applicants have advised that the closure of Beverley Road Post Office is part of a number of changes to the post office service that are being implemented. A replacement facility will be integrated into Cost Cutter on Commercial Street.

5.1.6 Accordingly, it is considered that the closure of the post office has already been agreed as part of the business re-structure, and its loss will not breach the requirements of Policy SP11 of the Ryedale Plan - Local Plan Strategy, or the NPPF. Furthermore the Post Office is not situated on a Primary Retail Frontage, and therefore there is no protection through Policy SP7 of the Development Plan.

5.1.7 In relation to the change of use of the premises to an annexe, the Local Plan Strategy identifies

Malton and Norton as the Primary Focus for Growth. Furthermore Policy SP4 Type and Mix of New Housing, includes the following requirement:

Increased housing choice and high quality housing will be provided through:

- *New housing development*
- *The re-use of empty properties*
- *Improvements and adaptations to existing homes*

5.1.8 The proposed development will provide 1 bedroom accommodation for a family member, and therefore if approved would increase the range of accommodation available. It is considered therefore that the development accords with the development strategy of the Ryedale Plan - Local Plan Strategy.

5.1.9 Accordingly, there is no policy objection to the principle of the development.

5.2 Appropriateness of Layout and Design

5.2.1 The proposed accommodation will provide one bedroom, together with a living room, kitchen and shower room. Access will be provided into the main dwelling. The annexe will have its own front door and a parking space. The principle dwelling will be accessed from the rear. It is considered that the layout will provide appropriate accommodation for one person, whilst the relationship with the main dwelling is such that care/supervision is available if required. It is considered however that due to the relationship between the annexe and the main house, occupation should be restricted to a family member or dependent of the occupants in the main house.

5.2.2 In terms of design, the development will result in the loss of the existing shop front, however the footprint will not be increased. It is considered that the materials and fenestration reasonably respects the design of the existing dwelling. Whilst there are few properties with extensions to the front on this part of Beverley Road, it is considered that the limited scale of the works is such that the development will not be out of keeping with the overall character of the area.

5.2.3 The initial plans provided a timber fence to the front, however the plans have since been revised to include the provision of privet hedging to the rear of it. It is considered that this will 'soften' the impact of the development, and better relate to the adjacent dwelling.

5.3 Impact of development on existing amenities of neighbouring occupiers

5.3.1 It is not considered that the resultant development will result in a significant increase in comings and goings than may otherwise be associated with one, family sized dwelling. Furthermore, the bedroom for the annexe will be adjacent to the attached neighbouring property, and therefore is unlikely to result in increased noise or general disturbance. An additional parking space will be provided to the front, however this could be required in any

event for the existing dwelling. Furthermore it is of particular relevance, that the existing use of the premises as a post office also generates a significant volume of comings and goings.

5.4 Highway Considerations

5.4.1 The development will provide a further off street parking space. It is noted that there is no turning space within the site, and therefore vehicles will have to reverse in, or out of the driveway. Nevertheless, this arrangement is carried out on many of the other dwellings on this part of Beverley Road. The Local Highways Authority has taken account of the current use of the site, and the 'generation of short-term on-street parking and vehicular activity associated with it'. Accordingly there is no Highway Authority objection to the proposed development.

5.5 Contributions

5.5.1 The application provides annexe accommodation in relation to the existing dwelling, and therefore would not be subject to the Community Infrastructure Levy.

6.0 Summary

6.1 The closure of Beverley Road Post Office has already been agreed by the Post Office, and will be implemented whether this planning application is approved or not. It is considered that the proposed development will increase the range of residential accommodation provided. It reasonably respects the character of both the existing dwelling, and the wider streetscene. There are no highway objections to the proposed development, and it is not considered that it will result in an adverse impact on the existing amenities of neighbouring occupiers. Accordingly, the recommendation is one of approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The development hereby permitted shall be used only insofar as it forms an annexe/extension to the dwelling currently known as 42 Beverley Road, and shall at no time be occupied as a separate or self-contained dwelling unit.

Reason:- It is not considered that the layout, or relationship of the annexe with the existing dwelling, is appropriate for independent occupation, and to satisfy the requirements of policy SP20 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the occupation of the annexe hereby approved, or such longer time as may be approved in writing by the Local Planning Authority, the landscaping shown on drawing No. 16-1142-2 shall be carried out in its entirety. Any plants which, within a period of five years from being planted die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the amenity of the area, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4 Notwithstanding the submitted details, the alterations to the property hereby approved shall be carried out in matching bricks and roof tiles, unless an alternative material has first been agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area, and to satisfy the requirements of policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plan(s):
Dwg 16-1142-2 dated 03/06/15.

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

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties