



Our ref: 4312_04_01.

16th December 2014

13A COMMERCIAL STREET , NORTON, MALTON YO17 9HX

Proposed change of use of Ground floor office accommodation to form single residential flat.

1.0 General site description and history.

- 1.1 The site is located towards the western end of Commercial Street, almost at the edge of the current commercial centre of Norton, although there are a few isolated shops further to the west. The existing property forms the ground floor storey of three storey a street frontage property facing south eastwards. Above it lies existing residential property for which permission has been granted to create two self contained flats accessed from the rear of the building. Work on creating these has commenced. There is a level change of about 1 meter in floor level between the front and rear of the property
- 1.2. The property is located in the Conservation area for Norton
- 1.3. The property was used in the past as a branch of a national bank for which the shop front was changed in the late 1970s to modern plate glass shop front with surrounding frieze finished in buff glazed tiles. The previous fenestration was radically altered at the time to give a modern glazed look.
- 1.4. The property has been occupied ever since as an office, but is now vacant. In recent years it has become somewhat run down in appearance.
- 1.5. The property appears to have once been part of two separate three storey properties, with shop space on the ground floor and living accommodation above, accessed through the shops. At some time the two sections have been joined to form a single property with separate residential accommodation above, accessed separately from the rear. This most likely happened when the Bank became the tenant.

2.0 The Proposal.

- 2.1 It is proposed to create a single dwelling, within the ground floor office space. This can be done without any radical alteration to the existing structure.
- 2.1. It is proposed to remove the existing modern glazed shop fronts and replace them with new brickwork to match the upper part of the building, incorporating new vertical sliding sash windows. Two windows and a single entrance door will be created,

using joinery to match the adjacent properties to the west, which were altered to their present form in about 2005 after permission was granted to the same applicant. The rear of the building will remain unchanged apart from restoration of the traditional windows and doors where these were previously replaced by heavy security measures during the bank's tenure of the property.

3.0. Risk from flooding

- 3.1. The property lies in flood risk Zone 3, but also within the area marked as having the benefit of flood protection measures.
- 3.2. The property has not been known to flood in any recent major flooding episodes in Norton, because it is on higher land.
- 3.3. As an existing property it will not increase flood risk to other surrounding properties as the footprint and divisions within the building remain the same.

4.0. Justification for the proposal

- 4.1. The building is in poor condition and needs upgrading and needs a considerable amount of work now to restore it to lettable standard.
- 4.2. The demand for this sort of office property in Norton is low. As office space it is too large to be of interest to a sole trader, but not really large enough for a larger type of small business, e.g. legal or accounting.
- 4.3. There is no demand for such properties any longer for banking purposes, as the banks are constantly reducing the numbers of small local branches.
- 4.4. The building would need some modification for shop use. There is already depressed demand for shop properties on Commercial Street, where there are frequently empty properties available.
- 4.5. The building has an outdated appearance externally and the proposal will improve it considerably by restoring the frontage design to a more sympathetic appearance which fits in well with the surrounding properties.

- 4.6. A precedent was created in the case of Number 9 and 11 Commercial Street. Consent were granted about ten years ago to incorporate small shop premises, which has been altered to provide settable residential accommodation. This resulted the removal of empty shops and improvements to the street facade at the western end of Commercial street.
- 4.7. National Planing Policy currently permits the free change of use from office space to residential accommodation. This application is within the spirit of that polity in that it provides additional small scale residential accommodation available to let on the open market, of the type that is currently in demand throughout Ryedale.

5.0. Sustainability and access Matters

- 5.1. Norton benefits form good transport connection both from the Coastliner bus service which stops on Commercial Street and provides other services from its depot opposite Malton Railway station which is walkable distance . It provides links to the coastal towns and the major towns to the west, York and Leeds. Train travel is easily available from Malton station connecting to the main national rail network .
- 5.2. There are a variety of local shops in Commercial Street as well as large supermarkets on the western side of Norton, which are of walkable distance.
- 5.3. Access into the main building is straight forward and almost level, however the configuration of the existing building is such that there is a stepped rise within the building. This cannot be altered, however there is also a level access into the rear of the building which gives direct access to the higher level.

6.0. Relevant Planning Policies.

The National Planning Policy Framework 20011

Ryedale Local Plan - Local Plan Strategy.

Policy SP 2 . Housing . Delivery and Distribution of New housing: The proposal provides an easily deliverable scheme to provide small scale residential accommodation for which there is strong demand in the area.

Policy SP12 Historic Environment The proposed development is located within the Norton Conservation Area and complies with the objective of the Local Plan Strategy to “ *seek to ensure that sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of their historic character and value within their built up areas* “

MM-18.12.2014