

Parish: Easingwold
Ward: Easingwold
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Committee date: 15th November 2018
Officer dealing: Miss Charlotte Cornforth
Target date: 26th September 2018

18/01609/FUL

**Retrospective change of use to residential
At Annexe to rear of 97 Long Street, Easingwold
For Ms Jessica Lane**

This application is referred to Planning Committee as the internal floor space of the residential unit falls below the National Described Space Standards

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site lies on the western side of Long Street within the Development Limits of Easingwold and within the Easingwold Conservation Area. The building is located to the rear of 97-99 Long Street that operates as a coffee shop. It has been suggested by the applicant that the building was used as the staff room for the Coop that operated some years ago from 97-99 Long Street.
- 1.2 The building that is the subject of this application is a single storey brick built building (now painted cream), with a slate roof. There are 3 north facing timber windows that serve the bedroom, kitchen and living area. There is a single door that directly accesses the living room. The internal floor space of the building equates to 31.09 square metres.
- 1.3 The applicant has stated that the drainage was already in place in the building for the bathroom and kitchen when she took it over in 1997. The works that have taken place to upgrade the building so it is able to function as permanent residential dwelling include upgrading the kitchen and shower room and the electric radiators. No external changes have been made.
- 1.4 There is bin storage, cycle storage and a washing line located in shared external area to the east of the building. There is also a small external store that adjoins the shower room and a picnic style bench located outside of the building. It has been suggested by the applicant that the small external store could be used to house a washing machine. The floor area of this space is 4 square metres, so combined with the internal floor space of the building this would total 35.09 square metres.
- 1.5 Access to the building is via a vehicular and pedestrian access off Long Street, under a covered archway that has a gate.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

The main building that fronts Long Street (97-99 Long Street)

- 2.1 14/00210/FUL - Change of use of shop to restaurant; Granted 29.09.2014
- 2.2 There is no planning history relating to the application site.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 – Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP8 - Type, size and tenure of housing
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Development Policy DP1 - Protecting amenity
Development Policy DP3 - Site accessibility
Development Policy DP4 - Access for all
Development Policy DP8 - Development Limits
Development Policy DP13 - Achieving and maintaining the right mix of housing
Development Policy DP28 – Conservation
Development Policy DP32 - General design
Size, Type and Tenure of New Homes SPD - adopted September 2015
National Planning Policy Framework - published July 2018

4.0 CONSULTATIONS

- 4.1 Parish Council – wish to see the application approved.
- 4.2 Public comments – no comments received to date.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of residential development (ii) residential amenity; (iii) heritage assets and (iv) highways.

Principle

- 5.2 The site is located within the Development Limits of Easingwold. Easingwold is classified as a Principal Service Centre within the Settlement Hierarchy. Policy DP8 (Development limits) states that permission for residential development will be granted within the settlement Development Limits, provided that the proposal is consistent with other LDF policies. The proposal can therefore take support from the Development Plan for the principle of an additional residential unit.
- 5.3 Consideration needs to be given to the fact that internal floor space of the residential unit falls below the National Described Space Standards. The internal floor space of the building is 31.09 square metres. The building comprises of a shower room (with toilet), living room, kitchen, bedroom (with a double bed) and an open wardrobe. The building also has an external store of 4 square metres such that the total floor area would be 35.09 square metres. The unit is currently occupied by a single person.
- 5.4 The National Described Space standards state that a one bedroom, one person unit should be 37 square metres (where there is a shower room and not a bathroom with a bath). Provision should also be given for built in storage of 1 square metre. A one bedroom two person unit should be 50 square metres, with 2.5 square metres for built in storage. The unit does have a double bed, but is currently occupied by a single person at this moment in time. This could change in the future and the unit could accommodate two people.
- 5.5 It is evident that the dwelling is functioning as a permanent dwelling for a single occupant and has all the rooms and facilities for a permanent residential dwelling. The size of the dwelling falls below the National Described Space Standards by about 1 square metre when occupied for a single person, but consideration should be given to the site specific issues in this case and that the layout of the unit is efficient, no space is lost to an entrance lobby, hallway or staircase.

- 5.6 The dwelling is located within the Market Town of Easingwold and is considered to be a sustainable location for residential development. Consideration should also be given to the amenity of the occupier of the residential dwelling which will now be considered.

Residential amenity

- 5.7 Each room has a window that faces into an open courtyard area. There is a vehicular access that runs to the dwelling of 95a Long Street. The dwelling is located to the rear of a coffee shop. There are other dwellings in the locality that are located closer to the coffee shop. There is space for the occupier of the dwelling to sit outside, hang washing out and have bin storage. It is considered that in this particular case, the proposal does not result in inadequate living conditions for the occupier and will provide adequate amenity. Furthermore, the windows do not directly overlook another residential dwelling and it is therefore considered that the proposal will not harm neighbouring amenity.

Heritage assets

- 5.8 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of the Easingwold Conservation Area.
- 5.9 There are no external alterations to the building and the building has been in situ for some years. It has a traditional slate roof, painted cream brick walls and timber painted windows. It is considered that the proposal will not cause harm the designated heritage asset of the Easingwold Conservation.

Highways

- 5.10 The proposal does not provide an on-site car parking space. However, the site is located within an area where on street car parking is available (Long Street). There is space within the site for cycle storage and it is considered that with the unit only having one bedroom and located within the heart of a Market Town, there is no requirement to provide on site car parking provision.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings detailed below unless otherwise approved in writing by the Local Planning Authority. Location Plan date stamped 1st August 2018, In red floor plan date stamped 1st August 2018, Existing and Proposed Elevations 1:50 date stamped 1st August 2018.
 2. The dwelling shall not be occupied by more than 1 person.

The reasons are:

1. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with LDF Policies CP17 and DP32.
2. To ensure that property provides an appropriate level of amenity for the future occupier and that the level of occupation of the unit does not result in the dwelling

being unduly cramped and significantly in breach of the terms of the Nationally Described Space Standards.