

DELEGATED DECISION REPORT

SMD/2017/0193
Valid 22/03/2017

25 TUNSTALL ROAD
BIDDULPH

**PROPOSED CONVERSION OF
A 3 BEDROOM TERRACED
PROPERTY TO 2 NO. ONE
BEDROOM SELF CONTAINED
FLATS**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design
- Residential Amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises a mid terraced, two storey property of red brick construction, situated on the eastern side of Tunstall Road, Biddulph. The property is elevated and set back from the road and includes a front garden and rear yard. The site is within the Development Boundary of Biddulph.

PROPOSAL

The proposal is for the conversion of the existing 3 bedroom property into 2 no. one bedroom self contained flats, one at ground floor level and the other at first floor level. The property is currently served by two doors to the front elevation, one of these (to the left of the bay window) would become the entrance to the first floor flat whilst the other would be retained as access to the ground floor flat. Apart from the blocking up of a side door to the attached outbuilding at the rear of the property, no external alterations are proposed as part of this planning application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5 Towns
SS5b Biddulph Area Strategy
H1 New Housing Development
DC1 Design Considerations
C1 Creating Sustainable Communities

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1-17 – Achieving Sustainable Development

Section 1 – Building a Strong Competent Economy

Section 4 – Promoting Sustainable Transport

Section 7 – Requiring Good Design

Section 10 – Meeting the Challenge of Climate Change

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/05/2017

Neighbour consultation period ends: 17/04/2017

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Biddulph Town Council – No adverse comments, subject to no valid neighbour objections.

Staffordshire County Council Highways

No objection. There is no proposed off street parking. However, there is no off street parking for the existing dwelling and this is a close to town centre, sustainable location.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1 the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of Staffordshire Moorlands. Policy SS1a when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF).

The site is within the Development Boundary of Biddulph and the principle of the development is considered acceptable under Policies SS5b and H1 of the Core

Strategy given that the location of the site is sustainable and accessible to a range of facilities and services. Policy SS5b (Biddulph Area Strategy) seeks to improve the local housing market by, inter alia, increasing the range of available and affordable house types. Policy H1 requires new housing development to provide for a mix of housing sizes, types and tenure. The proposed conversion to 2 no. one bedroom self contained flats is considered to be compatible with the aims of these policies. It is noted that the site is within a residential area and there are a number of residential properties within the vicinity of the site. The proposed use would therefore be compatible with the character of the surrounding area.

Design

Policy SS1 of the adopted core strategy sets out a list of development principles which applies to all proposed development in order to uphold the importance of good high quality design.

Policy DC1 of the adopted core strategy sets out a list of design principals which all development should adhere to in order to respond positively to the built and natural environment. Chapter 7 of the NPPF stresses the importance of good design, how it is indivisible from planning and is a key part of achieving sustainable development.

Other than the blocking of a side door to the existing outbuilding structure at the rear, there is no external alteration proposed to the property. The proposed external alteration at the rear of the property would not adversely affect the visual amenities of the area and it is therefore considered that the proposals accord with policies SS1 and DC1 of the adopted core strategy and relevant design policies within the NPPF.

Residential Amenity

Paragraph 17 of the NPPF sets out a list of twelve core planning principles that should underpin plan making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Given that the established use of the property is as a dwelling, and that minimal external alteration is proposed, it is considered that the conversion to 2 no. flats is of a scale that would not adversely affect the amenities of neighbouring occupiers in terms of loss of privacy or any other nuisance. However, it is considered to be prudent to apply a condition requiring a scheme of sound insulation given that first floor living rooms adjacent to bedrooms of neighbouring properties can generate disturbance.

In relation to the amenities of future occupants of the new flats, it is considered that these would provide accommodation of a sufficient size to provide satisfactory levels of amenity for future residents.

Overall, it is not considered that the proposed development would give rise to any significant adverse impacts upon residential amenity and it is noted that there have been no representations made by neighbouring occupiers. As such the application accords with policy DC1 and Paragraph 17 of the NPPF.

Highway Safety

Policy T1 of the adopted local plan refers to development and sustainable transport. The policy promotes development located where the highway network can satisfactorily accommodate traffic generated by the development. Paragraph 32 of the NPPF requires local authorities in determining applications to take account of whether safe and suitable access to the site can be achieved for all people.

The Highway Authority raises no objection to the proposal. There is no off road parking associated with the site. However, there is on street parking available on Tunstall Road and the site is within a sustainable, town centre location, where access to public transport is good. It is concluded that the application will not conflict with the aims of policy T1 of the adopted core strategy or Paragraph 32 of the NPPF.

CONCLUSION / PLANNING BALANCE

This application seeks approval for the conversion of an existing terraced property into two self contained flats with minimal external alteration proposed. The principle of the development is considered acceptable and there would be no significant adverse effects on visual amenity, nearby residential amenity of highway safety. The proposed development is therefore considered to be sustainable development under the terms of the NPPF, and complies with the relevant policies of the Core Strategy. It therefore benefits from the presumption in favour of sustainable development and accordingly is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 09/05/2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council