

DELEGATED DECISION REPORT

DET/2024/0051
Valid 27/11/2024

43 WEST STREET
LEEK

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR-
CHANGE OF USE FROM
LAUNDRETTE TO MIX USE -
LAUNDERETTE AND
DWELLINGHOUSE

(NOTIFICATION - CHANGE OF
USE PRIOR APPROVAL)

MAIN ISSUES

Is the proposed development permitted by Part 3, Sched 2 of the GPDO 2015?
Is the prior approval of the authority required for any of the stated matters and, if so,
can prior approval be granted?

DESCRIPTION OF SITE

The premises at 43 West Steet is most notably, and well established as, one of the town centre's laundrettes. A corner property on a junction, it makes a grand three storey architectural statement to the end of the terraced cottages on Picton Street.

At ground floor level the premises has shop display windows on two elevations.

Terraced streets with no off-road parking, West Street and Picton Street (for some 14m rear of the junction) have double yellow parking restrictions.

PROPOSAL

A submitted existing survey shows the property to have a laundrette commercial space at ground floor and vacant storage above at first and second floors.

The proposal would see the main laundrette floor space retained as commercial/retail at ground floor and the first and second floors converted to provide one 3-bedroom flat/dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS5 Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 28/12/2024

Neighbour consultation period ends: 28/12/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council: No Objection/Not unneighbourly

Environmental Health

No Objection subject to conditions.

Potential Areas of Environmental Concern

Construction Impacts (Condition)

Internal noise impact from laundrette/commercial unit

External road traffic noise

Noise: The proposed flat is likely to be impacted by external road traffic and internal commercial noise. The current commercial use is a laundrette which could potentially generate significant amount of adverse noise through airborne and structure borne sound, this would include vibration induced noise caused by the type of industrial laundrette equipment being operated. This generated noise may be difficult to mitigate unless noise reduction can be made at source and through effective sound insulation. The laundrette equipment may require repositioning, remounting or a change to lower noise models to ensure good residential amenity can be maintained. A condition is advised below requiring that a site-specific sound insulation scheme is submitted for approval. The scheme should assess noise from the current laundrette use and external road traffic noise in determining the appropriate sound insulation to achieve criteria sound levels.

No objections subject to the following conditions

Staffordshire County Council Highways

No Objection

It is noted no off-highway parking car provision is to be provided for the dwelling and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. However, the property is on the border of Leek Town Centre, where residents can access public amenities, shops, cafes, and restaurants. Access to public transport and carparks are also within walking distance.

It is considered that residents may walk, cycle, or use public transport to travel. If off highway parking is required there is a public car park within walking distance. Given the properties (sustainable) location, accessibility to nearby shops and other services

and transport links, I do not believe the lack of car parking provision is a material consideration for this application and therefore have no objection (SMD2024005DET).

Waste Collection

No issues

OFFICER COMMENTS

Class G Part 3 Sched 2 of the GPDO permits development consisting of a change of use of a building from a Class E commercial use to a mixed use for any purpose within that Class and as up to 2 flats. However, a launderette use is specifically excluded from Class E of the use classes order and is a sui generis use.

It is Class M Part 3 that specifically permits the change of use from a launderette to a mixed use of a launderette and a dwellinghouse.

The existing property consists of a commercial launderette on the ground floor with underused associated storage on the upper floors (one primary use for the building). The proposal would retain commercial launderette use at ground floor with a single flat on the upper floors i.e a mixed use.

The cumulative floorspace of the existing building changing use would not exceed 150sq m; there would be no changes to the external dimensions of the building; there is no demolition proposed; and the building is not listed or within the Conservation Area.

That change of use is permitted therefore by Class M Part 3 of the GPDO subject to the condition that the developer applies to the Local Authority for a determination as to whether the prior approval of the authority is required as to any of the following matters:

(a)transport and highways impacts of the development.

No objection from the Highway Authority. The property is on the border of Leek Town Centre, where residents can access public amenities, shops, cafes, and restaurants. Access to public transport and carparks are also within walking distance.

It is considered that residents may walk, cycle, or use public transport to travel. If off highway parking is required there is a public car park within walking distance. Given the properties (sustainable) location, accessibility to nearby shops and other services and transport links, it is not considered that lack of car parking provision will have an adverse transport and highway impact.

(b)contamination risks in relation to the building.

The environmental health consultee does not identify contamination risks as a potential issue of environmental concern. It appears that the upper floors have been underused and have provided some light storage connected with the launderette. This does not give indication that the upper floors would be contaminated and pose a risk to human health.

(c)floodings risks in relation to the building.

The building is not in a flood risk zone or an area prone to local flooding. The ground floor use is well established and the proposed two storey flat would be on upper floors well above ground level.

(d)whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use on adequate provision of services such as that of a launderette.

The proposal as detailed on submitted plans would not result in the loss of the launderette at ground floor. The use of the building would be mixed with the dwellinghouse use on the upper floors. There would be no loss of town centre services in those regards.

(e)the design or external appearance of the building

There are no changes proposed to the external appearance of the building

(f)the provision of adequate natural light in all habitable rooms of the dwellinghouses.

The proposed floor plans detail habitable rooms making use of existing windows in the upper floors that lend themselves to residential use and occupation.

The comments of the EHO are noted in respect of noise, however this is not a prior approval matter which the LPA can consider.

CONCLUSION / PLANNING BALANCE

Prior approval not required

OFFICER RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 22/01/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council