

Item No 02:-

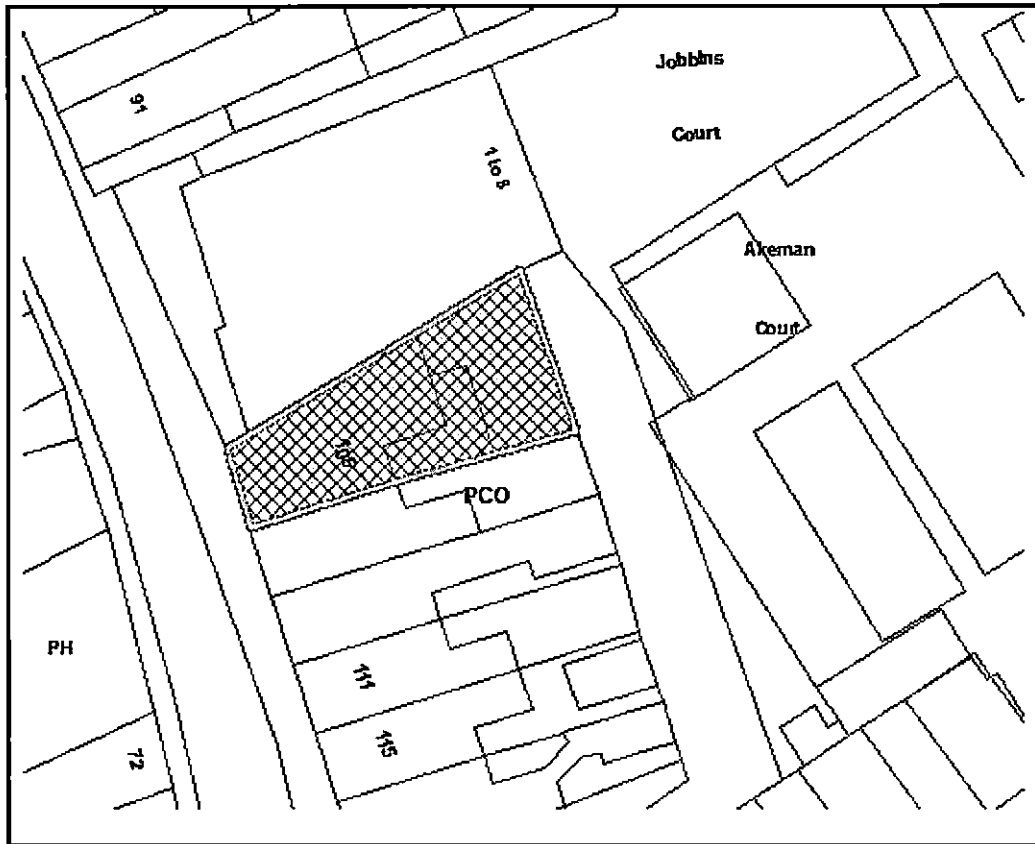
15/04670/FUL (CT.5335/H)

**105 Cricklade Street
Cirencester
Gloucestershire
GL7 1JF**

**Change of use from office to C4 residential use (retrospective) at
105 Cricklade Street
Cirencester**

Full Application 15/04670/FUL (CT.5335/H)	
Applicant:	Miss Charlotte Crane
Agent:	Mrs Diane Crane
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Joe Harris
Committee Date:	13th January 2016

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) The principle of development
- (b) Impact on the character and appearance of the conservation area
- (c) Impact on amenity of occupiers of neighbouring properties
- (d) Parking provision

Reasons for Referral:

The application is brought to Committee at the request of Councillor Joe Harris for the reasons given by Cirencester Town Council, and due to serious concerns about another loss of a commercial site on this part of Cricklade Street and what this means for the viability of businesses in this part of town.

1. Site Description:

The application property is located within the Cirencester Town Centre conservation area towards the southern end of Cricklade Street, and is part of a traditional stone built terrace of shops. The building is two storeys in height with a dormer window in the roof to the front elevation providing accommodation on three floors.

The uses adjacent to the site are mixed, with both residential and commercial development.

2. Relevant Planning History:

14/01391/FUL Change of use from office use to 3 flats and erection of two storey rear extension. Withdrawn

14/03916/FUL: Change of use from office use to 3 flats and erection of rear extension. Granted 16.10.2014

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR15 Conservation Areas
 LPR18 Development within Development Boundaries
 LPR25 Vitality & Viability of Settlements
 LPR38 Accessibility to & within New Development
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Environmental Health Officer: Incorporated into the report

5. View of Town/Parish Council:

Members object to this retrospective application on the grounds of parking. They were sad to see another loss of retail amenity in the heart of the town.

6. Other Representations:

One letter of objection has been received, raising the following matters: -

- The noise of the occupants compared to the use that was approved for 3 apartments
- Requests additional sound proofing.

7. Applicant's Supporting Information:

27

None

8. Officer's Assessment:

(a) The Principle of Development

The proposal is retrospective for the conversion of 105 Cricklade Street, Cirencester, into a Class C4 House in Multiple Occupation. Members should note that planning permission was granted for the conversion of the building into 3 apartments under reference 14/03916/FUL, with this decision dated 16 October 2014.

The application property is located in an area that is subject to Local Plan Policy 25. Policy 25 states that proposals to convert ground floor commercial uses to residential will be considered against a number of criteria including whether it can be demonstrated that the premises cannot be retained for viable retail or other commercial use.

Whilst the comments made by the Town Council are noted, when planning permission was granted for conversion into apartments, evidence of the marketing of the commercial premises was submitted, and the principle of residential conversion was accepted. At that time, the Town Council raised no objection to the change of use from office to flats, and were pleased to see residential use in the town.

The works as carried out include living accommodation on the ground floor, i.e. sitting room, kitchen and utility, with 3 bedrooms on the first floor and a further two on the second floor.

Therefore, taking into account the previous decision, it is considered that the principle of residential use has been established, and as such the proposal accords with Policy 25 of the Local Plan.

(b) Impact on the character and appearance of the conservation area

The works that have been carried out are internal to the building. The permission granted under reference 14/03916/FUL included a rear extension, however this has not been constructed.

Therefore, there would be no material impact upon the character and appearance of the conservation area, with the proposal according with Policy 15 of the Local Plan and Section 12 of the NPPF.

(c) Impact on amenity of occupiers of neighbouring properties

The neighbouring building to the north is used as apartments, whilst to the south is a mixture of residential and commercial uses.

An objection has been received with regard to the noise of occupants of the building, with occupants congregated in the communal living areas on the ground floor of the building being alleged to impact upon the amenities of neighbours, with no sound proofing having been installed.

Consultation has been undertaken with the Environmental Health Officer, who has raised no objection to the application. The proposal is therefore considered to accord with Policy 5 of the Local Plan and paragraph 17 of the NPPF.

(d) Parking provision

The property is within a town centre where facilities can be accessed on foot. The application form states that there are 5 existing car parking spaces for the building, which would remain unaltered.

This is considered to be acceptable, having regard to Policies 38 and 39 of the Local Plan, and no objection is raised with regard to parking provision given the sustainable location of the application site.

9. Conclusion

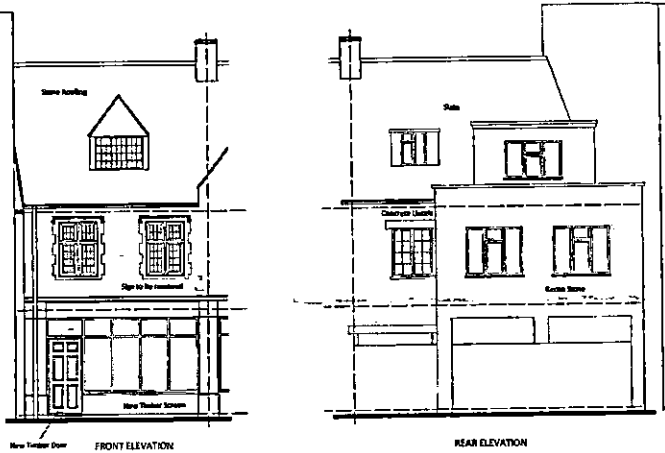
The principle of residential conversion of the building has been established through the granting of planning permission 14/03916/FUL, and the conversion to Class C4 use is therefore considered to be acceptable in principle.

The proposal is therefore considered to accord with the policies in the Development Plan and the NPPF, which are not outweighed by other material planning considerations. The recommendation is for planning permission to be granted.

10. Proposed conditions:

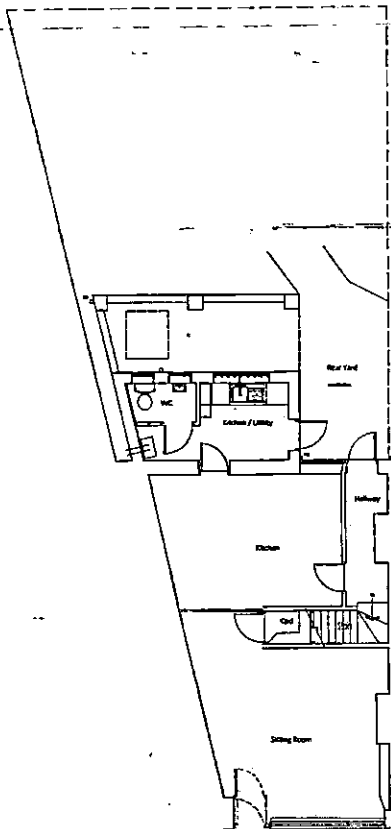
The development hereby approved shall be implemented in accordance with the following drawing number: 01.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

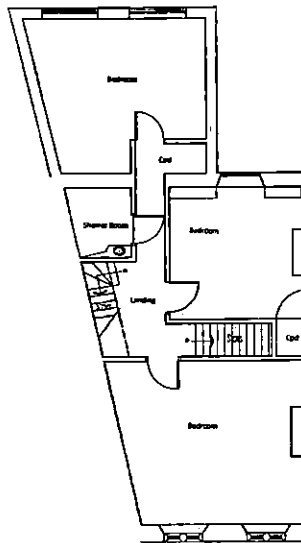


SITE PLAN
SCALE 1 : 1250

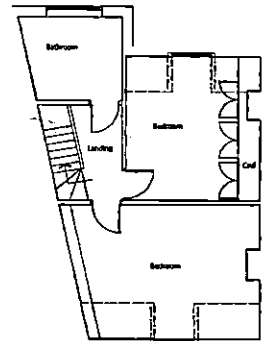
PLAN OF 105 CRICKLADE STREET GIRENCESTER
MISS C CRANE
CHANGE OF USE FROM OFFICE TO RESIDENTIAL
SCALE 1 : 50



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

