

Item No 03:-

17/02205/FUL

**50 - 52 Lewis Lane
Cirencester
Gloucestershire
GL7 1EB**

Item No 03:-**Change of use from A1 to 7 x one bedroom flats and associated works at 50 - 52 Lewis Lane Cirencester Gloucestershire GL7 1EB**

Full Application : 17/02205/FUL	
Applicant:	Mr & Mrs Neal
Agent:	I.B.A.
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Joe Harris
Committee Date:	9th August 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle
- (b) Design and impact on the Conservation Area
- (c) Impact on the highway and parking
- (d) Impact on neighbouring amenity

Reasons for Referral:

Cllr Joe Harris has requested that the application be determined by the Planning and Licensing committee to allow consideration of the lack of parking proposed.

1. Site Description:

50-52 Lewis Lane is located within the Cirencester South Conservation Area. The main building of 50-52 Lewis Lane is traditional and of historic interest dating from the late C19/early C20. The building has a functional character with pitching door openings to the front elevation and what may have been a warehouse hoist. It also retains two original hopper windows and other late Victorian fenestration. The building is therefore due to its age and surviving character considered to be a non-designated heritage asset. There is a further building behind which has less architectural value but is proposed to also be converted.

The buildings have previously been used as a glass supplier with retail shop. Permission was previously granted in November 2005 for the demolition of the existing buildings and construction of 4 houses and 2 flats. However this permission has expired and since that time the site has been included within the conservation area boundaries. As such the principle of demolition is no longer supported given the non-designated heritage asset status of the existing building.

As such the proposals have come forward to alter and convert the existing buildings to provide 7 x 1 bedroom flats. The existing timber store on the Carpenters Lane side would be removed. This is not of any historic or architectural value.

The proposed works to convert the building externally are limited. On the western elevation (Lewis Lane) a further opening on the ground floor level to match in scale that of the existing would be greater and a single additional window within the flat roof element at ground floor level. The existing timber double doors on the north eastern elevation would be changed to timber and glazed doors. On the south east elevation an external staircase would be installed leading to 2 x timber doorways. Two windows would be installed at ground floor level. On the Carpenters Lane

elevation a triple timber and glazed opening would be created at the ground floor and a window installed at 1st floor.

The existing access from Lewis Lane would be retained providing an area for bin storage and bike storage areas. The access from Carpenters Lane would be closed off to vehicles and two pedestrian gates installed providing an amenity area and bike store areas to units 3 and 5. The proposals would be for a car free development and a bike store to serve each property.

2. Relevant Planning History:

17/00058/FUL - Demolition of existing buildings and construction of 4 houses and 2 flats - Withdrawn

05/01894/FUL - Erection of two storey pitch roof dwellings (4 houses and 2 flats) - Permitted

05/00721/FUL - Demolition of buildings and erection of two storey pitch roof dwellings (6 houses and 2 flats) - Withdrawn

3. Planning Policies:

NPPF National Planning Policy Framework

LPR15 Conservation Areas

LPR18 Develop within Development Boundaries

LPR38 Accessibility to & within New Develop

LPR39 Parking Provision

LPR42 Cotswold Design Code

LPR45 Landscaping in New Development

LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer : No objection subject to conditions

Highways Officer : No objection subject to secure cycle provision

5. View of Town/Parish Council:

Cirencester Town Council : No objection. Would like the marketing agents to highlight parking issues in area

6. Other Representations:

One letter of general comment neither supporting nor objecting was received regarding the number of units and parking provision.

7. Applicant's Supporting Information:

Design and access statement

8. Officer's Assessment:

(a) Principle

The site is located within the development boundaries of Cirencester where Policy 18 supports the creation of additional dwellings. It is acknowledged that Policy 18 is time expired however it is inline with the principle of the NPPF and as such is afforded weight.

The proposals would utilise an existing building which is not listed but is of architectural merit as a non-designated heritage asset. The proposed work to facilitate the change of use to 7 x 1 bedroom units is limited to the insertion and alteration of openings. The proposed work would

maintain the character and appearance of the building and secure a long term viable use for the building while also provided 7 x 1 bedroom units.

It is therefore considered that the principle of conversion of the building to 7 x 1 bedroom units is supported by Local and National Planning Policy.

(b) Design and impact on the Conservation Area

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of the area, would not be permitted. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution.

Policy 42 of the Cotswold District Local Plan sets out the general design principles for development. Chapter 7 of the NPPF sets out to ensure high quality design in development.

The proposals have been developed following discussions with planning and Conservation Officers following the inclusion of the site within the conservation area since the last permission on the site in 2005. Given the increased protection of the site being within the conservation area and being considered a non-designated heritage asset a scheme for conversion has been submitted.

The external alterations now proposed to the buildings show the retention of the historic openings and form of the buildings and propose minimal external works in order to facilitate the proposed use. The design of the new openings and fenestration is generally in keeping with the character of the buildings and the wider conservation area. The modern range at the back of the site will also be converted and subject to the detailing of the new screens is considered to be acceptable. Officers require more information in terms of boundary treatments to Carpenters Lane and the detailing of the new windows, doors and screens, but subject to these details, which can be conditioned, the scheme as a whole is considered to be acceptable. The retention and re-use of the existing buildings at the front of the site, which currently contribute positively to the character and appearance of the Cirencester South Conservation Area, is welcomed.

In summary, the amended scheme now proposed, which is much improved is considered to preserve the character of both the existing buildings and the character and appearance of the Cirencester South Conservation Area in accordance with Section 72 (1) of the 1990 Act. The significance of the designated heritage asset will be sustained, in accordance with Section 12 of the NPPF.

(c) Impact on the highway and parking

Policy 38 of the Cotswold District Local Plan requires development to be safely accessible. The NPPF does not require minimum or maximum parking rather than it is commensurate to the size of the dwelling and its location and accessibility. The emerging local plan policy INF5 sets out that development will make provision for residential vehicle parking where there is clear and

compelling evidence that such provision is necessary to manage the local road network. The Parking Toolkit associated with the policy sets out that if there is a need for parking in the area at least 1 space per unit should be provided.

The site is located within the development boundaries of Cirencester and within short walking distance of the shops, services and public transport links of Cirencester. In addition there are public car parks within a short walking distance of the site where permits can be purchased by local residents where off street parking is not available. A secure bike store is proposed for each unit.

County Highways have been consulted on the proposals and raise no objections to the proposals. As such the principle of a car free development is supported by highways and parking provision is not considered necessary to manage the local road network in this area. Highways have however requested that each unit is provided with secure bike storage which is shown on the proposed plans. A suitably worded condition is therefore recommended.

It should be noted that the existing site which has a business use required vehicles including vans and delivery vehicles to reverse out onto the road as such the proposals would reduce the potential conflict of pedestrians and vehicles over that of the current access and parking arrangements. The previously approved scheme for 6 residential units (3 x 2 bed and 3 x 1 bed) made provision for 3 off street parking spaces which would have required vehicles to manoeuvre with insufficient visibility onto Carpenters Lane.

It is considered that given the proximity of the site to facilities to meet the day to day needs of the occupants and alternatives to the private car such as the bus or walking/cycling routes the proposals would be acceptable as a car free development and would help to reduce the reliance on the private car in accordance with the NPPF and Policies 38 and 39 of the Cotswold District Local Plan and emerging Policy INF5.

(d) Impact on neighbouring amenity

Policy 46 of the Cotswold District Local Plan seeks to ensure that the amenity of existing residential properties and the amenity of future residents is maintained and at an acceptable level.

There are residential properties to the all sides of the property; the ones to the north and south are separated by Lewis Lane and Carpenters Lane. There are no extensions proposed to the existing buildings. The new openings or re-opening of existing openings would not impact on the properties to the north and south given the limited changes and separation distances.

1 Carpenters Lane is located to the south east. The existing building is constructed in line with the boundary of this property. No changes are proposed to this elevation and as such the amenity of this property would not be impacted upon.

4 Victoria Lane is located to the north east. There are no changes to this elevation as such the amenity of this property would remain.

54 Lewis Lane is located to the north. No new openings are proposed on this elevation. The bin store area would be along the boundary with the property however this is a blank gable and the bin store area would be enclosed by a 1.5m timber fence internally and a stone wall along the Lewis Lane elevation.

In relation to the amenity of the future occupants. It is acceptable that 1 bedroom flats do not generally benefit from external amenity space. Space is however provided for units 3 and 5. The proposed internal layout of the flats would allow for adequate natural day light to the main living spaces. It is therefore considered that the amenity of the future occupants would be acceptable.

The proposals are considered to be in accordance with Policy 46 of the Cotswold District Local Plan.

It is not considered necessary to remove permitted development rights as flats do not benefit from the householder rights for extensions, windows etc.

9. Conclusion:

The scheme represents a sympathetic conversion of a non-designated heritage asset within the settlement boundaries. It would provide 7 x 1 bedroom units which are acknowledged as a type of residential unit that is in short supply within the district. While no parking is proposed given the sustainable location of the site and its close proximity to the town centre and the 1 bedroom nature of the properties proposed it is considered that the proposals would not give rise to an adverse impact on the highway and would encourage occupiers to use alternative modes of transport to the private car. Secure cycle storage to serve each property is shown on the plans. The proposals would not give rise to an adverse impact on neighbouring amenity.

As such the proposals are recommended for approval subject to conditions.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s):

7012/03, 7012/10A

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

Prior to the first occupation of the development hereby approved, secure cycle parking shall be provided within the application site fully in accordance with the approved plans unless alternative proposals are otherwise agreed in writing by the Local Planning Authority and the secure cycle parking shall be permanently retained in accordance with the agreed details thereafter.

Reason: To ensure adequate cycle facilities are provided to meet the requirement for sustainable development, in accordance with Cotswold District Local Plan Policy 39 and PPS1 and the National Planning Policy Framework.

The external walls of the development hereby permitted shall be built of stone with the same stone colour and size, coursing bonding, method of pointing and mix and colour of mortar to that of the existing wall and shall be permanently retained as such thereafter. In addition, the pointing shall have a marginally recessed finish and shall be brushed or bagged to match the existing.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

All door and window frames shall be recessed to match the existing door and window frames in the existing building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

No external doors, windows and screens including finishes, rooflights, head and cill treatments, railings and boundary treatments including gates and fencing/walling shall be installed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.



50-52 LEWIS LANE CIRENCESTER GLOS

Scale: 1:1250

Organisation: Cotswold District Council

Department:

Date: 28/07/2017



COTSWOLD
DISTRICT COUNCIL





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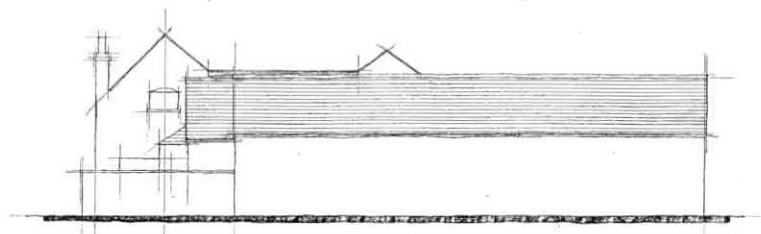
Project:
Proposed Seven One
Bedroom Flats
50-52 Lewis Lane
Cirencester

Client:
Mr & Mrs Neal

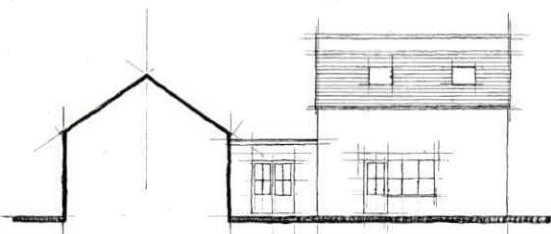
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Drg. no: 7012/03

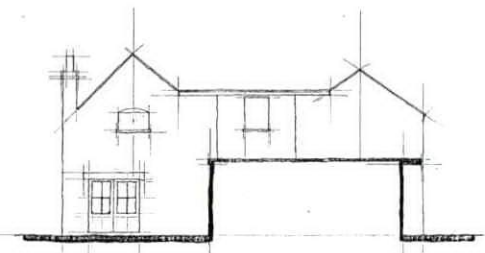
Date: May 2017
Revisions:



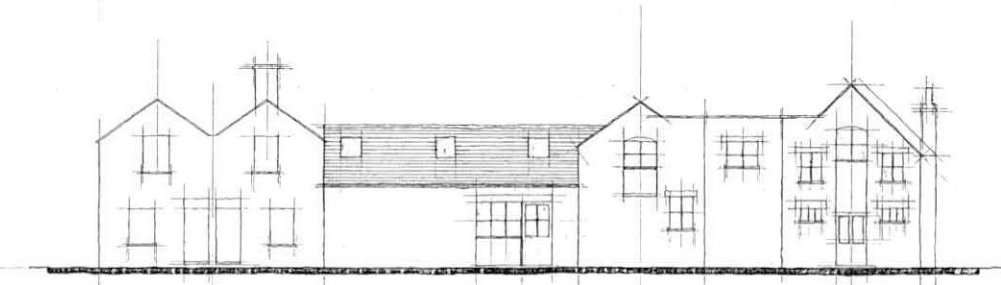
North West Elevation



North East Elevation



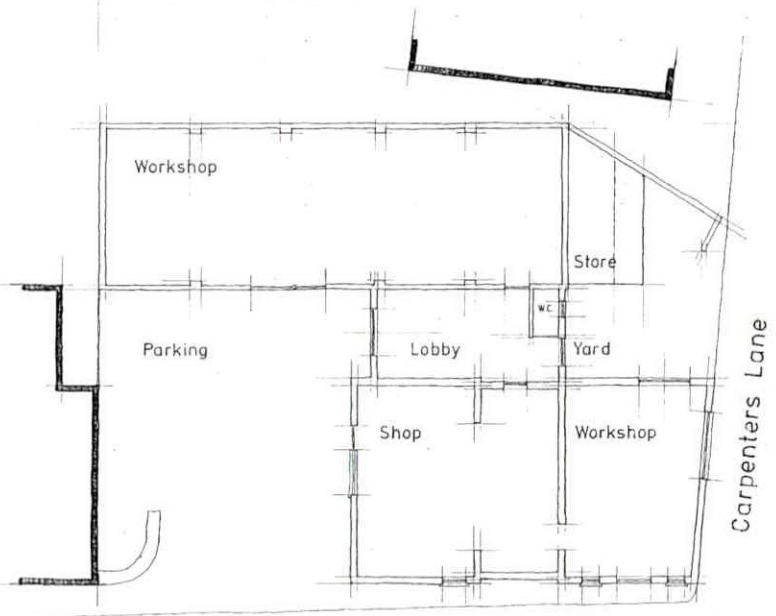
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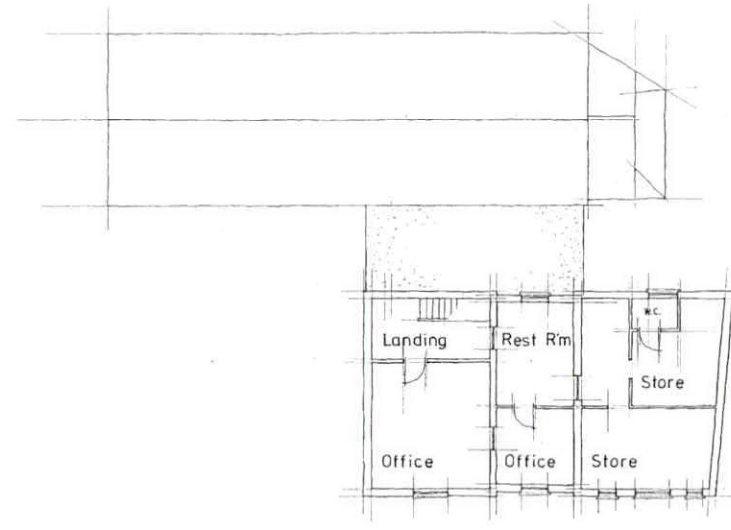
Lewis Lane Elevation



Carpenters Lane Elevation



Lewis Lane
Ground Floor Layout



First Floor Layout

Existing

73

I.B.A.

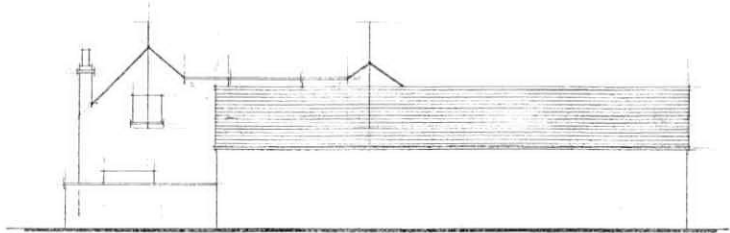
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50-52 Lewis Lane
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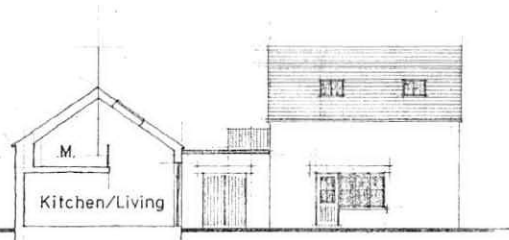
Client:
Mr & Mrs Neal

Title:
Existing Floor Layouts
& Elevations

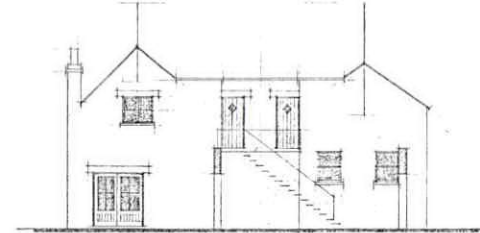
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Org no. 7012/01 Revisions:



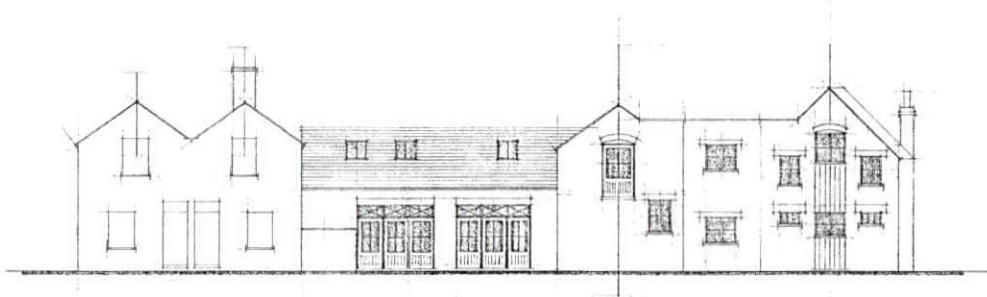
North West Elevation



North East Elevation



South East Elevation

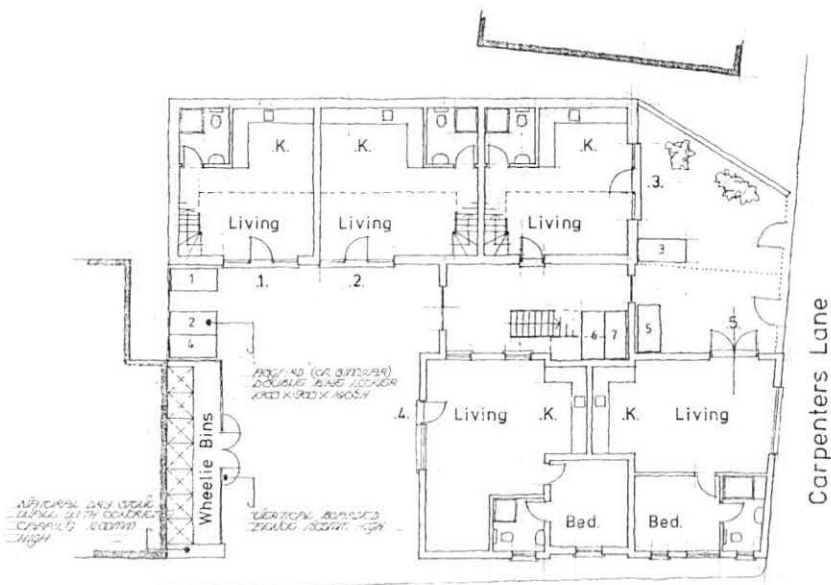


Lewis Lane Elevation

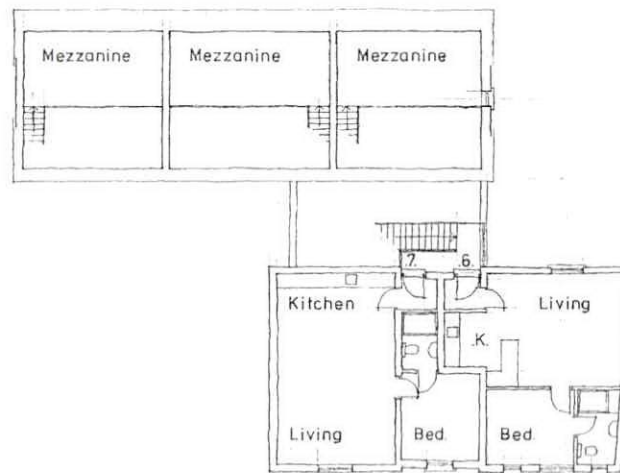


Carpenters Lane Elevation

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Lewis Lane
Ground Floor Layout



First Floor Layout

Proposed

Revisions:
Revision A - 15/04/2017
Drawing completed

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Project

Proposed Seven One Bedroom
Flats
50-52 Lewis Lane
Cirencester

Client

Mr & Mrs Neal

Title

Proposed Floor Layouts
& Elevations

Scale: 1:100 @ A1 Date: April 2017
Dwg no. 7012/10 Revisions: .A.