

**Item No 02:-**

**19/00087/FUL**

**22 - 24 Ashcroft Road  
Cirencester  
Gloucestershire  
GL7 1QX**

## Item No 02:-

**Change of use to a mixed use as emergency homeless accommodation (sui-generis) and a House in Multiple Occupation (Class C4) at 22 - 24 Ashcroft Road Cirencester Gloucestershire GL7 1QX**

<b>Full Application 19/00087/FUL</b>	
<b>Applicant:</b>	Jasmine McWilliams
<b>Agent:</b>	
<b>Case Officer:</b>	Andrew Moody
<b>Ward Member(s):</b>	Councillor Jenny Hincks
<b>Committee Date:</b>	13th February 2019
<b>RECOMMENDATION:</b>	<b>RECOMMENDATION: PERMIT SUBJECT TO THE EXPIRY OF THE CONSULTATION PERIOD ON THURSDAY 14TH FEBRUARY AND NO NEW MATERIAL PLANNING CONSIDERATIONS BEING RAISED</b>

**Main Issues:**

- (a) Principle of the Change of Use
- (b) Impact upon Conservation Area

**Reasons for Referral:**

The application has been referred to the Planning Committee for determination as it relates to property owned by Cotswold District Council.

**1. Site Description:**

Nos. 22 to 24 Ashcroft Road are located at the end of a terrace on the northern side of the road, next to the walkway leading through to the Brewery Car Park. It is understood that the building has most recently been used as a House in Multiple Occupation (HMO) which falls within Class C4 of the Use Classes Order (as amended).

The properties have accommodation on three floors, including the roof space, and are within the Cirencester South Conservation Area.

**2. Relevant Planning History:**

00/00732/FUL: Extension to the kitchen. Granted 19.05.2000

**3. Planning Policies:**

NPPF National Planning Policy Framework  
 DS2 Dev within Development Boundaries  
 S3 S3 - Cirencester Central Area  
 EC8 MainTown Centre Uses  
 EN2 Design of Built & Natural Environment  
 EN10 HE: Designated Heritage Assets  
 EN11 HE: DHA - Conservation Areas

**4. Observations of Consultees:**

None received

**5. View of Town/Parish Council:**

No objection

**6. Other Representations:**

None received

**7. Applicant's Supporting Information:**

Plans and drawings

**8. Officer's Assessment:****(a) Principle of the Change of Use**

The proposal seeks planning permission for the change of use from the current use of both properties as a House in Multiple Occupation (Class C4) to a mixed use that would also provide emergency homeless accommodation, which is *sui generis*, of Nos. 22 to 24 Ashcroft Road, Cirencester.

The premises are centrally located within the town centre and are within the Town Centre Boundary for Cirencester designated by Policy S3 of the Local Plan, where the use would be viewed within the context of the residential/retail/commercial use of the area. The two properties provide a total of 7 bedsits, and are linked internally. Each property has a bathroom at first floor level, with the ground floor also providing a kitchen, laundry, living room, staff room and office.

Policy EC8 of the Local Plan states that all proposals for main town centre uses should satisfy a number of criteria, of which the maintenance of an appropriate mix of uses and the contribution to the quality, attractiveness and character of the settlement are considered to be relevant to this proposal.

It is considered that the change of use of the premises to mixed use that would also include emergency homeless accommodation would be appropriate given the sustainable location, and would also maintain an appropriate mix of uses in the town centre given the existing use, and the number of residential properties along Ashcroft Road. Therefore, there is no objection to the proposal as it is considered to be compliant with Policy EC8 of the Local Plan.

**(b) Impact upon Conservation Area**

The site is located within the Cirencester South Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. This duty is required in relation to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 16 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 193 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 notes that significance can be harmed through alteration or development within the setting. Paragraph 194 states that any harm to or loss of the significance of a heritage asset should require clear and convincing justification. Paragraph 195 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits, whilst Paragraph

196 states that where a development proposal 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.

Policies EN2 (Design of The Built and Natural Environment) and EN11 (Designated Heritage Assets - Conservation Areas) of the recently adopted Local Plan are also relevant.

The proposal, however, only relates to the change of use of the buildings to a mixed use, with no physical works proposed. There should, therefore, be no impact upon the character or appearance of the Conservation Area, such that proposal accords with the NPPF and Policies EN2 and EN11 of the Local Plan.

#### **9. Conclusion:**

The proposal is considered to accord with the policies in the Development Plan, in addition to the NPPF, which are not outweighed by other material planning considerations.

The recommendation is for planning permission to be granted.

#### **10. Proposed conditions:**

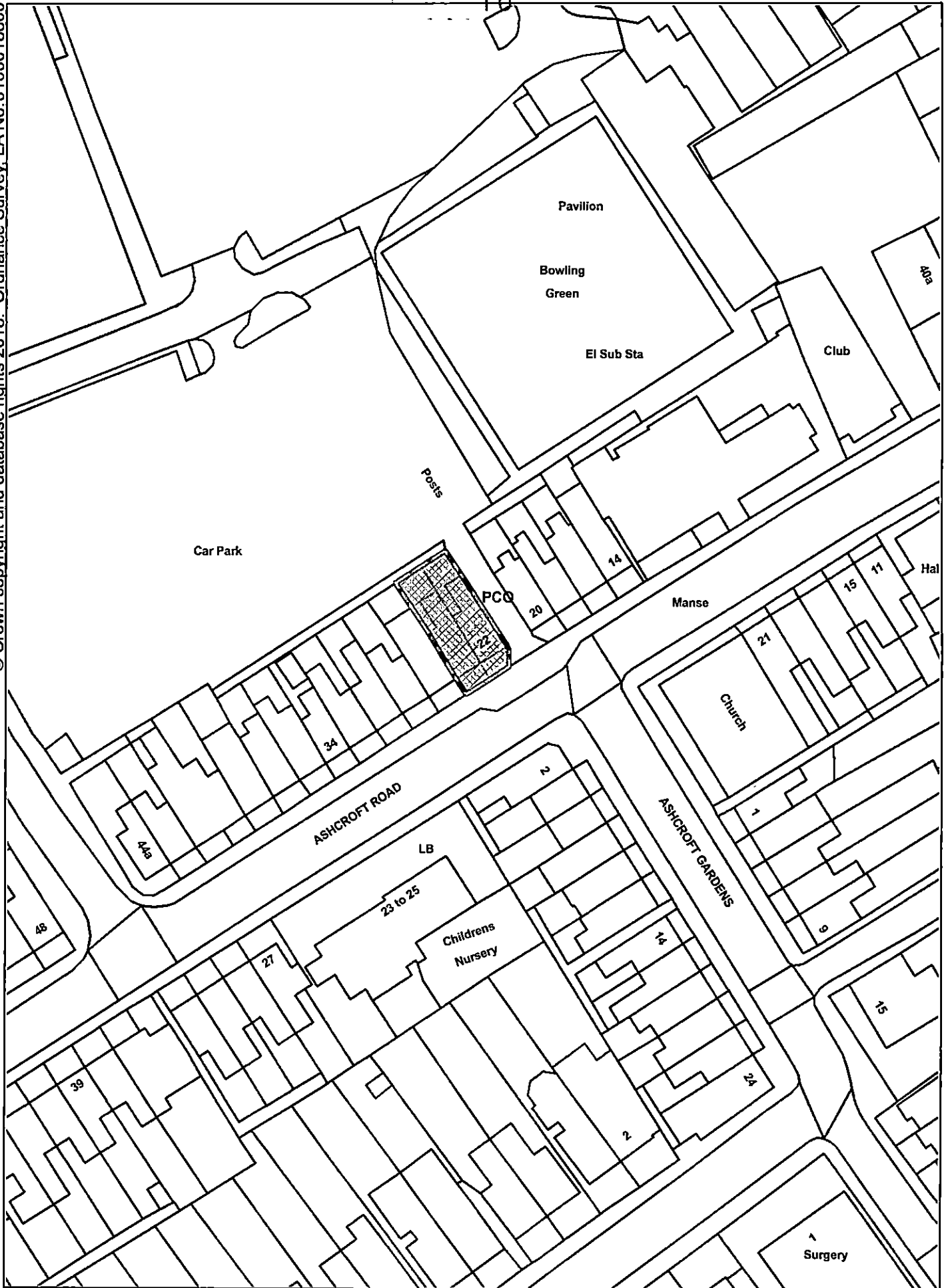
The development shall be started by 3 years from the date of this decision notice.

**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 numbers: 99/316/1 and 99/316/2 and the unnumbered Site Location Plan.

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

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**22-24 ASHCROFT ROAD CIRENCESTER**

Scale: 1:750

Organisation: Cotswold District Council

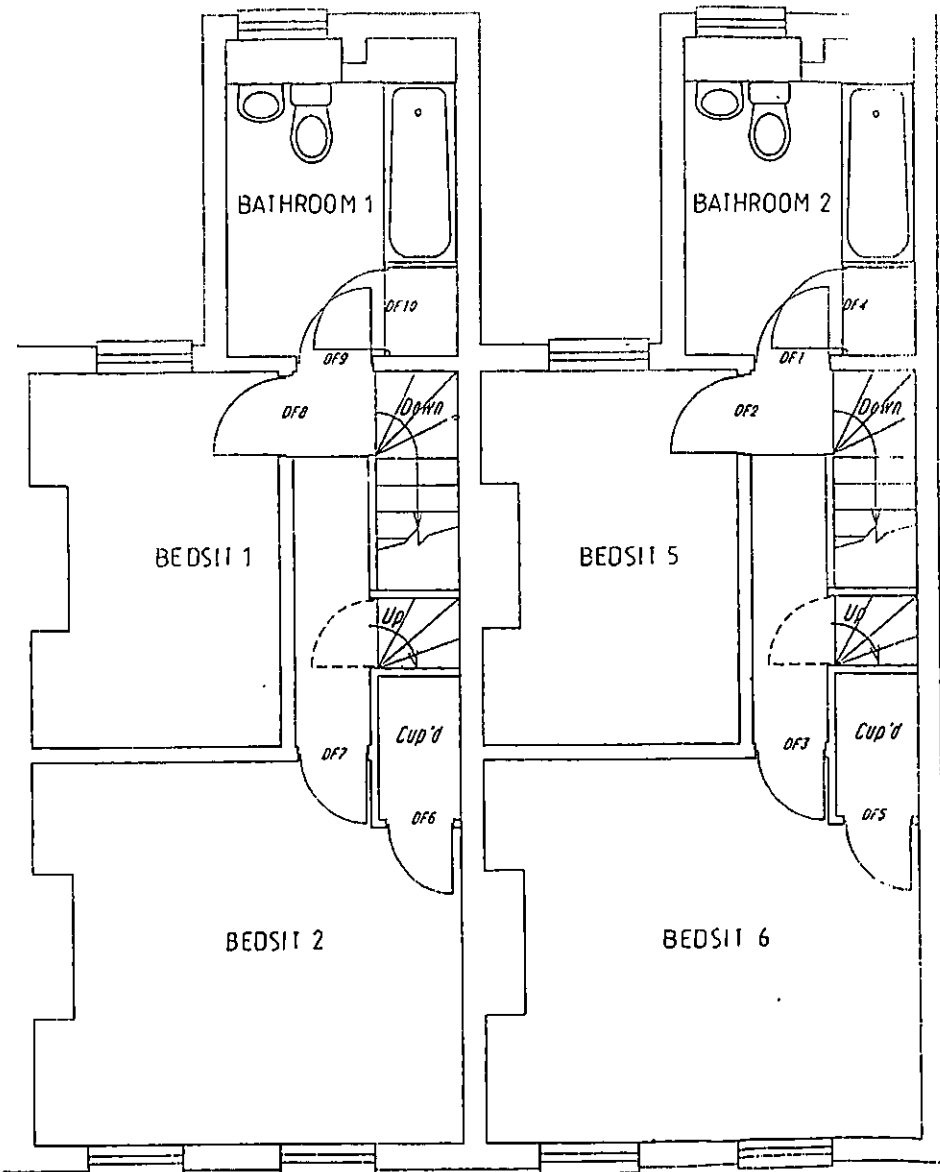
Department:

Date: 01/02/2019

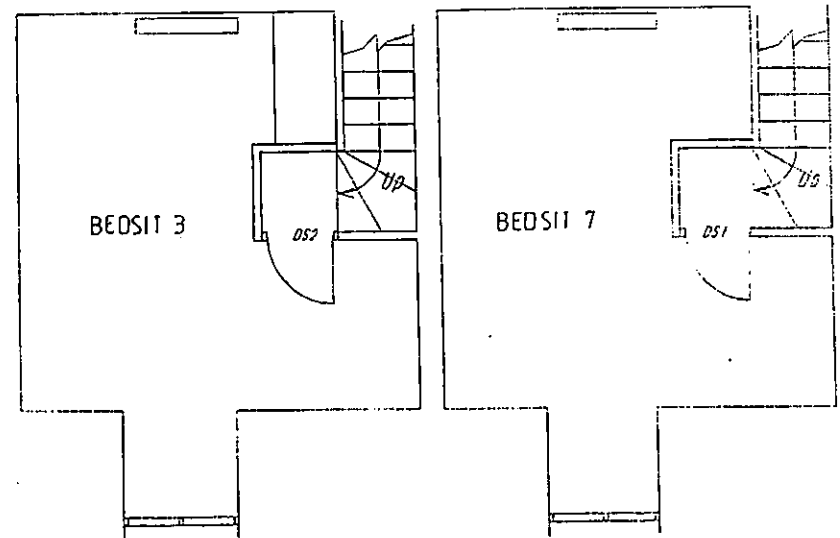


**COTSWOLD**  
DISTRICT COUNCIL





FIRST FLOOR

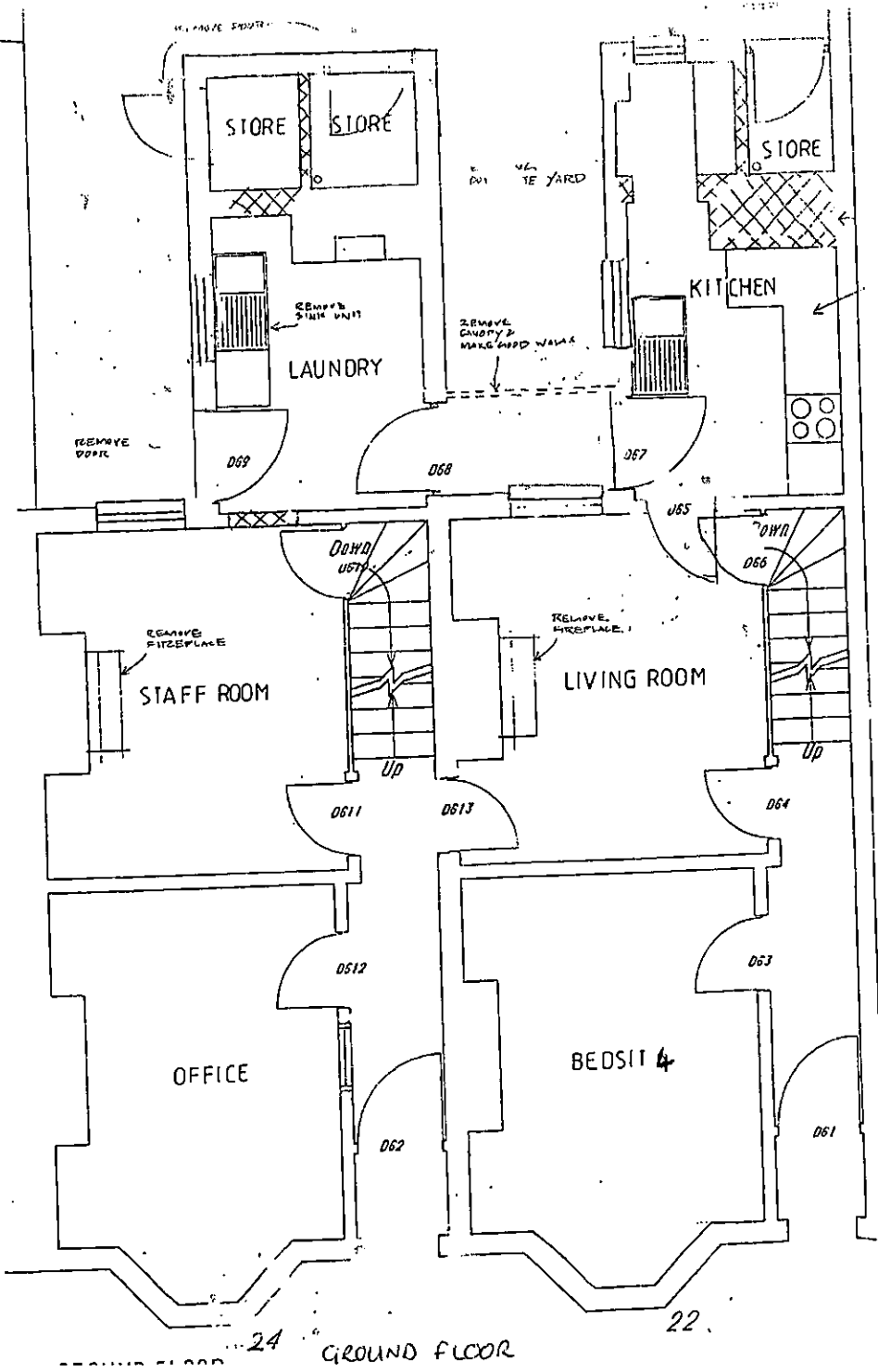


SECOND FLOOR/ATTIC

James C Harbord MSc ARIBA  
Chartered Architect Tel: 01285 655985

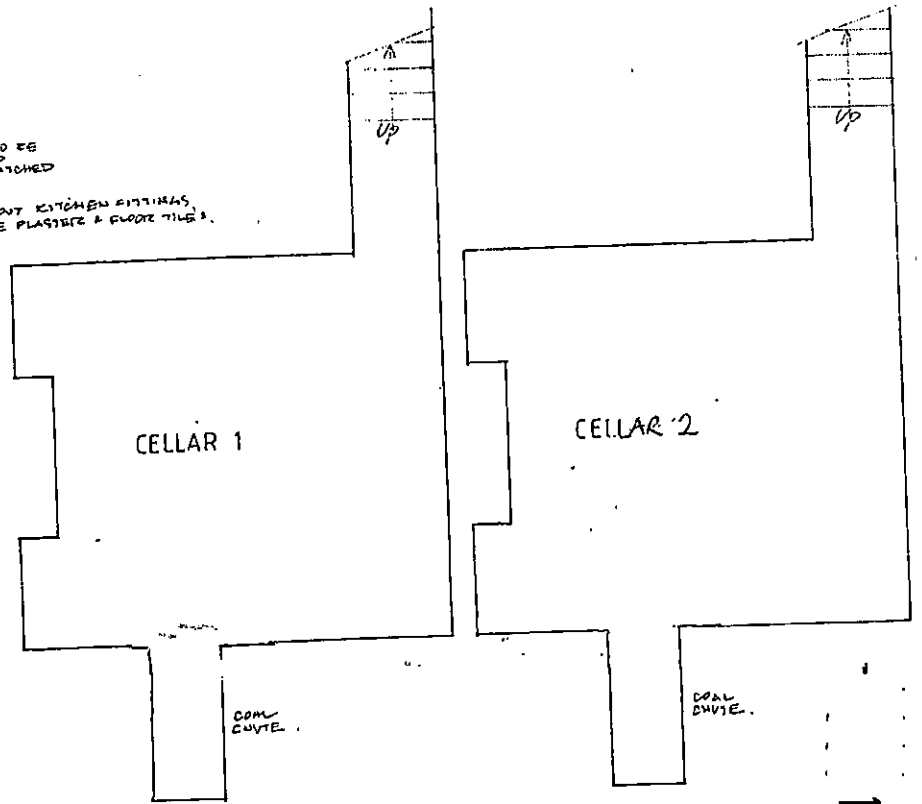
PROPOSED ALTERATIONS & EXTENSION TO  
22 & 24 ASHCROFT ROAD, CIRENCESTER  
FOR CIRENCESTER HOUSING FOR YOUNG PEOPLE  
EXISTING FLOOR LAYOUT PLANS, 2:1:50 APPROX.  
DECEMBER 1999

DRAWING NO. 99/316/2



NOTE:  
WALLS TO BE REMOVED  
CROSS HATCHED

STRIP OUT KITCHEN FITTINGS,  
REMOVE PLASTER & FLOOR TILES.



James C Harbord M Sc ARIBA  
Chartered Architect Tel: 01285 655985

PROPOSED ALTERATIONS & EXTENSION TO  
22 & 24 ASHCROFT ROAD, CIRENCESTER  
FOR CIRENCESTER HOUSING FOR YOUNG PEOPLE  
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DRAWING NO. 99/316/1