

Committee: **PLANNING**

Date of Meeting: **10 March 2010**

Title of Report: **S/2010/0061**
19 Bath Street, Southport
(Dukes Ward)

Proposal: Change of use of existing Bed & Breakfast premises into 5 self-contained flats after demolition of existing rear conservatory and store (alternative to S/2009/0958 refused 17/12/2009)

Applicant: Mr I Conway

Executive Summary

This application is seeking consent for the change of use of the former bed and breakfast premises to five self-contained flats after demolition of rear conservatory and store (alternative to S/2009/0958 refused 17/12/2009).

The main issues for consideration in the assessment of this application are the principle of development in the Southport Resort Area, impact on amenity, compliance with policy on flat conversions and SPG New Housing Development.

Recommendation(s) Approval

Justification

The proposal is appropriate within the Southport Resort Area, Southport Central Area and will preserve and enhance the character and appearance of the Conservation Area. The scheme has no significant detrimental impact on residential amenity and complies with policy in terms of tree planting and greenspace provision. The proposal therefore complies with policies EDT13, HC1, MD2, DQ3 and DQ4 of Sefton's Adopted UDP.

Conditions

1. T-1 Full Planning Permission Time Limit
2. L-4 Landscape Implementation
3. H-6 Vehicle parking and manoeuvring
4. H-7 Cycle parking
5. M-4 Window Details
6. Prior to the commencement of development, details of the materials to be used in the hardsurfacing area to the front of the property shall be submitted to and approved in writing by the Local Planning Authority.
7. S-106 Standard S106

8. X1 Compliance

Reasons

1. RT-1
2. RL-4
3. RH-6
4. RH-7
5. RM-4
6. RM1
7. RS-106
8. RX1

Notes

1. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 934 4175 or development.control@technical.sefton.gov.uk for further information.
2. The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.

Drawing Numbers

409/1A, 1254/01

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>		S/2010/0061 19 Bath Street Southport PR9 0DP OSGR: 333640, 417570 Sheet(s): 489C Area: 279 sqm		Standard Site Plan Scale: 1:1250 Date: 23/2/2010 Drawn By: BEERT on	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921</small>		<small>Created by Sefton Council Planning & Economic Regeneration Department using MapInfo</small>		Ward(s): Dukes Postcode Sector(s): PR9 0 Polling District(s): W2 Parish(es): None Found	

The Site

The site is a three storey, semi-detached property on the north-western side of Bath Street. The surrounding area is characterised by a mix of guest houses, small hotels and residential properties and forms part of the Southport Central Area. An area of hard surface is situated in front of the property with a very small yard area to the rear.

Proposal

Change of use of existing Bed & Breakfast premises into 5 self-contained flats after demolition of existing rear conservatory and store (alternative to S/2009/0958 refused 17/12/2009).

History

89/0069/S Conservatory at front 17/19 Bath Street - Refused 22/03/89.

88/1014/S Conservatory at front 17/19 Bath Street - Non-determined.

N/2003/0988 Installation of patio doors and windows to replace existing windows to front - Refused 27/11/2003.

N/2009/0958 Change of use to 6 self-contained flats involving alterations to the elevations after demolition of existing rear conservatory and store - Refused 17/12/2009.

Consultations

Environmental Protection Director – No objection

Highways Development Control - The proposal includes the provision of two off street parking spaces for the 5 self-contained flats which is acceptable, given the accessible location of the site within the town centre. Some provision for cycle parking is made within the rear yard of the premises. There is an existing footway crossing in situ on Bath Street which will cater for vehicular access to both car parking spaces, however its position does not correspond with the location of the proposed vehicular access.

Neighbour Representations

Last date for replies: 26 February 2010

Received: Letters of objection received from 4, 6 Bath Street raising a number of concerns:

- Will lead to other properties converting into flats which would change bath Street from a tourist/holiday area into 'bedsit street' and the associated social problems.

- Would be detrimental to the Conservation Area, and the image of Southport Classic Resort which Southport Tourist Board are promoting.

A petition of 25 signatures has been submitted in objection to this application. The petition is reported as an objection and not a petition to speak at this stage.

Policy

The application site is situated in an area allocated as Southport Resort Area on the Council's Adopted Unitary Development Plan.

DQ1 Design
DQ3 Trees and Development
DQ4 Public Greenspace and Development
EDT14 Southport Resort Area
HC1 Development in Conservation Areas
MD2 Conversion to Flats

Comments

The main issues for consideration in the assessment of this application are the principle of development in the Southport Resort Area, impact of the proposal on the character and appearance of the Conservation Area and street scene, impact on amenity, compliance with policy on flat conversions and SPG New Housing Development.

This application is a re-submission of an earlier application for 6 flats which was refused for a number of reasons including poor quality accommodation, residential amenity, window design on the front elevation and impact on the Conservation Area, and failure to comply with policies DQ3 and DQ4. This application for 5 flats has tried to address these issues with a completely different internal layout which includes duplex flats to enable each habitable room to have reasonable outlook and each flat to be of an appropriate size.

Principle

The site lies within the Southport Resort Area where policy EDT14 is relevant. This policy states that development will be permitted in this area which maintains and enhances the area's tourist function. In this case, the property was previously in use as a guest house but has been vacant for some time following its sale with no. 17 adjacent. The property adjacent at no. 17 has recently been refurbished as a guest house but this site has remained vacant. The current vacant state of the property does not maintain or enhance the tourist function of this area.

The site also lies within the Southport Central Area and policy EDT13 allows development which makes a positive contribution to the economic function of the area, re-using land and buildings which strengthen the mixed economic, cultural, service and residential function and wider role of the area.

In this case, it is considered that whilst residential use may not directly enhance the area's tourist function, it does maintain the existing function / status of the area on the basis that the property has been vacant for some time and there are other residential properties in the area. The re-use of a building in this central location will be of benefit to the mixed function and wider role of the area, in accordance with policy EDT13.

The principle of this conversion into residential use is therefore on balance considered to be acceptable.

Residential Amenity

The five flats are considered far more appropriate than the six originally applied for given the revised layout which is significantly different.

The flats proposed range between approximately 44 sq m (Flat 1 which is a one bedroom flat) and 106 sq m (Flat 2 which is a duplex across the ground and first floor). The flats also include the use of the roofspace in the outrigger to provide a bedroom for Flat 4. The arrangement of rooms within each flat is considered acceptable on the basis that each habitable room has a reasonable outlook. Bedroom 2 of flat 2 is the only window to a habitable room which faces the side outrigger of the adjacent property. As this is a second bedroom this is considered on balance to be appropriate. The level of amenity for potential occupants of the flats is considered to be appropriate.

The demolition of outbuildings/extensions to the rear have increased the level of amenity space to the rear of the flats which is welcomed. Whilst the amenity space is lower than the 30 sq m per flat recommended in SPG New Housing Development, the site lies within the Central Area where there is a ready supply of open space and the level of amenity space is therefore considered appropriate.

In terms of other details of the scheme, approximately one third of the frontage of the site is shown as soft landscaping which complies with guidance on flat conversions and two car parking spaces are shown to the front of the site. Highways Development Control have stated that they are satisfied with the proposal. A small bin store area is shown to the rear of the site and some provision is made here for some cycle parking to the rear.

The overall level of amenity is considered to be satisfactory and as such complies with policy.

Impact on character and appearance of the Conservation Area

There are limited external alterations proposed to the property to facilitate this conversion which involve the removal of a rear conservatory, single storey rear outrigger and lean to store at the side and alterations to window positions on the side elevation of the outrigger to the rear. The alterations at the rear of the property do not affect the character and appearance of the Conservation Area. No concerns are raised in conservation terms for this scheme.

Trees and Greenspace

Policy DQ3 requires the provision of 3 new trees per dwelling to be provided on the site and policy DQ4 seeks a financial contribution towards the provision or improvement of public greenspace for proposals of 5 or more dwellings.

Fifteen trees are required for this scheme under policy DQ3 and the plans show that four trees are to be planted on the site, two at the front and two to the rear. This is considered appropriate and the remaining 11 will be planted off-site at a cost of £447 per tree. The applicant has agreed in writing to pay the £4,917 for off-site planting via section 106 agreement. The proposal therefore complies with policy DQ3.

Policy DQ4 requires a financial contribution towards public greenspace improvements or provision at a cost of £1,684 per dwelling. The total contribution is therefore £8,420 and the applicant has agreed to pay this sum via a section 106 agreement. The proposal therefore complies with policy DQ4.

Comments of objections received

Neighbours have raised objections to the proposed flat conversion on the basis that it will detrimentally affect the resort area if more flats are permitted. Other flat conversions in the street have resulted in the deterioration in the quality of the area and this, if approved, will set a precedent for further changes which will alter the character of the area from bed and breakfast / hotel accommodation to become flats. As stated earlier, policy EDT13 allows for a mix of uses which strengthen the wider role of the area including its residential function. It is considered that to bring back into use a large vacant building will have a benefit to the wider area and outweigh the need to retain buildings for hotel use. Furthermore, each application is considered on its individual merits and does not set a precedent.

Conclusion

The principle of the conversion of the property into flats is considered acceptable, despite the fact that residential use may not directly enhance the area's tourist function, it does maintain the existing function / status of the area on the basis that the property has been vacant for some time and there are other residential properties in the area. The re-use of a building in this central location will be of benefit to the mixed function and wider role of the area, in accordance with policy EDT13.

The level of amenity provided within the proposed flats is appropriate and each habitable room has a reasonable level of outlook. The proposal will not have a significant detrimental effect on residential amenity for neighbours and will preserve, if not enhance, the character and appearance of the Conservation Area by bringing back into active and appropriate use a large vacant property.

The application is therefore recommended for approval.

Contact Officer: **Mrs S Tyldesley** Telephone **0151 934 3569**

Case Officer: **Andrea Fortune** Telephone **0151 934 2208**
(Wed, Thurs, Fri only)