

The application is for full planning permission for the change of use from office accommodation to form 5 bedsits and a self-contained 2-bedroom apartment.

External alterations are limited to the installation of a new window in the rear elevation.

The application site lies within the Urban Neighbourhood Area of Newcastle as specified on the Local Development Framework Proposals Map.

The application has been called in to Committee by two Councillors due to concerns that the siting of the bin store will cause a detrimental effect on the area for residents and those passing by on the A34.

**The 8 week period for the determination of this application expires on 12<sup>th</sup> August 2016.**

#### **RECOMMENDATION**

Permit subject to the following conditions:

- **Time limit**
- **Approved plans**
- **Dwelling noise levels**
- **Hours of refurbishment**
- **Details of the fence**

#### **Reason for Recommendation**

The site is in a highly sustainable location and the proposal would contribute to the supply of housing. Appropriate waste and recycling storage has been provided and there would be no significant adverse impact on residential amenity, highway safety or visual amenity.

#### **Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application**

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

#### **Key Issues**

The application is for full planning permission to change the use of the property from office accommodation to form 5 bedsits and a self-contained 2-bedroom apartment on the second floor. There is a hair salon on part of the ground floor which will be retained.

Planning permission was refused earlier this year for a similar proposal (Ref. 16/00314/FUL). The reason for refusal was as follows:

*The lack of any provision for waste and recycling storage within the site would therefore result in the likelihood of on street storage which would have an adverse impact on the visual appearance of the area and would also have the potential to cause an obstruction to pedestrians creating a highway safety issue. Notwithstanding that the Council cannot demonstrate an up to date 5 year plus 20% supply of deliverable housing sites, these adverse impacts would significantly and demonstrably outweigh the benefits of the scheme and for these reasons the proposed development is contrary to the requirements and guidance of the National Planning Policy Framework (2012).*

Given that the principle of the proposed use, parking provision and impact on the amenity of the occupiers of the neighbouring properties, were considered acceptable in relation to the previous scheme, it is not necessary to revisit those matters now in the absence of any material change in planning circumstances. The sole issue for consideration therefore is whether the revised submission includes sufficient and appropriate provision for waste and recycling storage to ensure that there would be no adverse impact on the visual appearance of the area or on highway safety.

In the previous scheme there was no provision for the storage of waste and recycling. In this current proposal a bin store has been formed on an existing area of hardstanding to the side of the building facing onto Albany Road. The area measures 4m x 3.4m and would be screened by a 1.2m high fence with an access gate.

The Council's Waste Management Section has advised on the number and size of the bins that would be required for the proposed development and your Officer is satisfied that sufficient space would be available within the bin store indicated. The bins would be screened by a 1.2m high fence and therefore, although the bins would be sited adjacent to the highway, they would not be visible in the streetscene.

In conclusion, it is considered that the reason for refusal of the previous scheme has been overcome and that there would be no adverse impact on either visual appearance or highway safety.

## **APPENDIX**

### **Policies and Proposals in the Approved Development Plan relevant to this decision:-**

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 -2026 (adopted 2009) (CSS)

Policy SP1: Spatial principles of Targeted Regeneration  
Policy SP3: Spatial principles of Movement and Access  
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy H1: Residential development: sustainable location and protection of the countryside  
Policy T16: Development – General parking requirements

### **Other Material Considerations**

National Planning Policy Framework (March 2012)

Planning Practice Guidance (March 2014)

Supplementary Planning Documents/Guidance

Space Around Dwellings SPG (SAD) (July 2004)  
Newcastle Town Centre SPD (2009)  
Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010)

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

### **Relevant Planning History**

16/00314/FUL	Change of use of offices to 5 bedroom HMO and a self-contained 2 bedroom apartment	Refused
10/00582/FUL	3 front dormer windows	Approved

### **Views of Consultees**

The **Highway Authority** has no objections indicating that the parking requirements for the proposal are less than that for the former offices and therefore no additional parking is required. It is also noted that the property is close to local amenities and the local transport network.

The **Waste Management Section** states that an 1100 litre refuse bin would be required for the 5 bedsits and the flat along with space for 4 x 240 litre bins for recycling. The commercial unit will need to have totally separate refuse collection facilities and it is likely that 240 litre refuse bins would be appropriate.

The **Environmental Health Division** responded to the previous application (16/00314/FUL) indicating that there were no objections to the proposal subject to conditions regarding hours of refurbishment and dwelling noise levels.

### **Representations**

None received

### **Applicant/agent's submission**

Application forms and plans have been submitted and are available for inspection at the Guildhall and via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/Plan/16/00515/FUL>

### **Background Papers**

Planning File  
Planning Documents referred to

### **Date Report Prepared**

7<sup>th</sup> July 2016