

Application Recommended for Approval

APP/2017/0502

Queensgate Ward

Full Planning Application

Proposed change of use of disused part (first, second, third floors, basement and rear internal stairway of 176 Colne Road (St Andrews Conservative Club) into 3no. self contained flats (one on each floor) (existing street-level uses unaffected).

176 COLNE ROAD BURNLEY

Background:

The application relates to a multi-storey building fronting Colne Road. An objection has been received.

Relevant Policies:

Burnley Local Plan Second Review

H15 - Conversion and re-use for flats and bedsits

TM15 – car Parking Standards

Burnley's Local Plan – Proposed Submission Document, July 2017

HS4: Housing Developments

IC3: Car Parking Standards

[There are objections to HS4 and IC3, which should therefore be considered to carry little weight at this stage]

Article 35 Statement

The application as submitted was in accordance with the local plan policies and the National Planning Policy Framework and there was no need for any negotiation with the applicant.

Site History:

APP/2007/0376: Proposed new shop front – Granted

APP/2008/0101: Proposed change of use from Club to Retail (A1) use – Granted

APP/2010/0515: Proposed change of use from use class A1 (retail)/club to use class A5 (hot food take-away) and installation of one extraction flue – Granted

Consultation Responses:

Highway Authority – The proposal raises no highway concerns and no objection is made.

Environmental Health – Ask that consideration be given to matters relating to construction impact and noise (both externally and internally generated). [*Comment* – A condition is recommended in relation to construction impact. A note should be attached to any decision notice of planning permission advising the applicant of the need to consider sound proofing in the interior fitting out scheme of the building].

Hot Food Shop next door – Objections made on the following grounds (summarised):

1. Absence of off-street parking provision and consequentially adverse impact on commercial viability of frontage shop units.
2. Dust harming food business, together with noise and temporary parking impact, during the construction period. [*Comment* – The neighbour's concern about possible harm during the construction period, is understandable, given the busy

main road, district centre location of the site. A condition is recommended in that respect].

Planning and Environmental Considerations:

The application relates to the former St Andrew's Conservative Club, a four storey building in the middle of a terrace of two storey buildings. It is set in the Duke Bar/Colne Road District Centre, in a terrace that mainly comprises shops and hot food takeaways. The ground floor of the building comprises a furniture shop and a pizza takeaway (part of the continuous commercial frontage), and these would not be affected by the proposal.

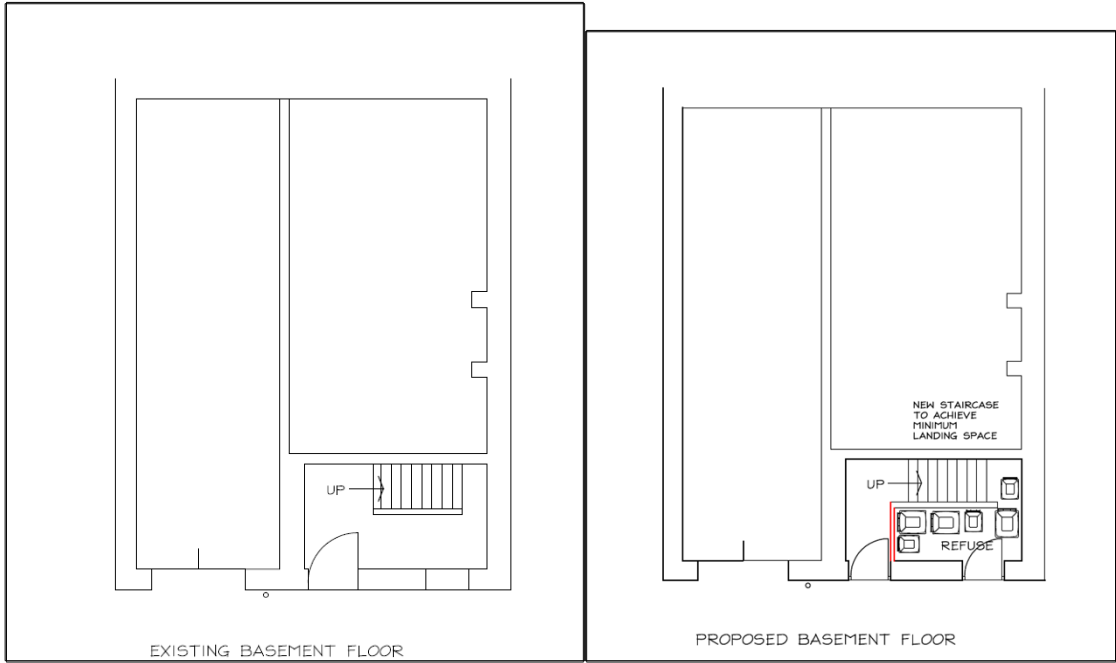
The images below show the front and rear of the application property.



Application site



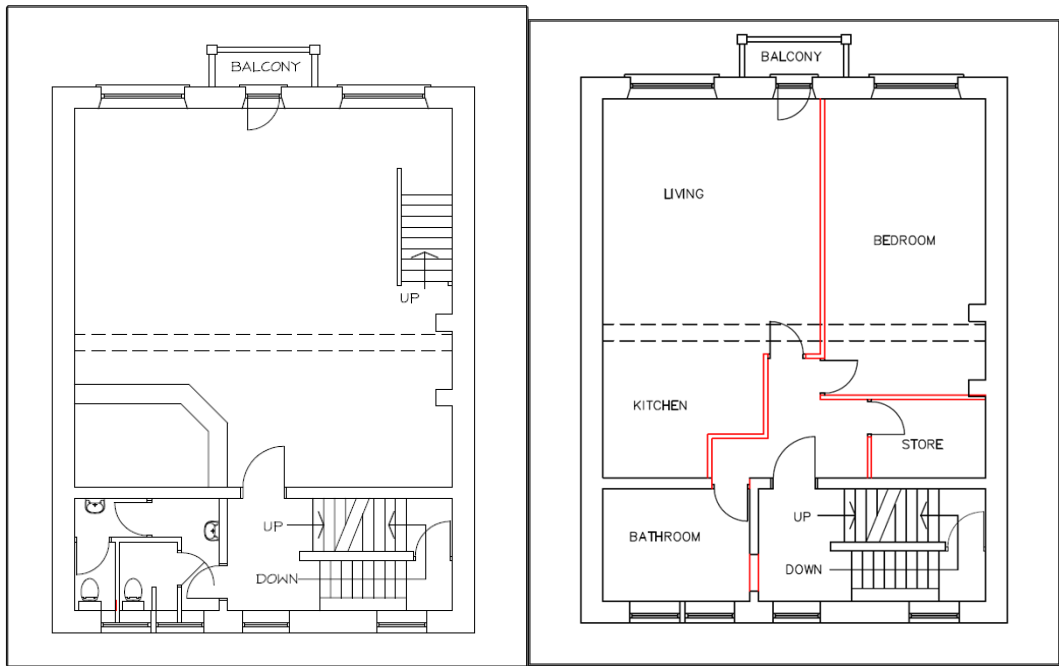
Rear view



Existing

Basement level

Proposed



Existing

Typical Floor Layout

Proposed

Policies and Assessment

The main planning issues are the general suitability of the proposed residential accommodation for future residents, including amenity and access; the impact of the proposed use on neighbouring occupiers (shop units), including impact on car parking.

Amenity and access

Policy H15 (as relevant to the application) *requires that the proposal (b) is sympathetic to the character and appearance of the building and its locality; (c) provides a satisfactory residential environment for its occupants; (d) provides adequate facilities for refuse disposal.* **HS4** requires high quality design.

The building has an important presence in the streetscene and the area generally. The building would be safeguarded by its upper floors being brought back into active use, which would be expected to be reflected in an improvement its general appearance.

No specific proposals are made in respect of treatment of the exterior of the building. The appearance of the rear of the building would be out-of-step with the proposed new use as residential apartments. A condition is, therefore, recommended to require submission of a scheme of treatment of the rear of the building.

The submitted layout drawing demonstrates that three one-bedroom apartments could be accommodated in the building. Each would have a lounge/kitchen/dining area, bedroom, bathroom and storeroom, each of quite generous proportions. Access would be from the rear of the building via a substantial internal stairwell that originally served to give access to the various accommodation suites within the club building.

Refuse/recycling storage would be provided in a separately access storeroom adjacent to the main rear access.

Impact on neighbouring occupiers and car parking

Policy H15 (e) requires that *there would be safe and convenient access for vehicles and pedestrians, and the provision of appropriate car parking.* **Policy TM15** and **IC3** (of the emerging local plan) set carparking standards which would normally be 1 per unit.

No off-street car parking is available in connection with the proposal. Because of the traditional/historic nature of the area, few, if any, buildings have off-street car parking; the fall-back position in the case of the application site, could be resumption of a club use which could have significant traffic generation. The site is located amidst a significant district centre area and is well served by public transport (mainline bus services). Each apartment has a storeroom sufficient to accommodate a cycle, if required.

A neighbouring occupier (Hot Food Shop) has objected to the proposal on grounds of lack of off-street car parking as any car parking need generated by the proposed residential use could result in competition for street parking along the Colne Road

shopping frontage. The entrance to the apartments would be from the back street at the rear of the building, so that if any resident chose to park a car on the Colne Road frontage would be at least 50m away.

There would, otherwise, be no adverse impact from the presence of residential accommodation above the shops.

Other matters

Permission has been granted for new residential development (fronting Bardon Lane) at the rear of the building. There would be no adverse impact on the privacy of the new dwellings as no new habitable room windows are proposed.

In conclusion, the proposed use would have the benefit of adding to the mix of living accommodation available in the Borough, in a sustainable location, and without the likelihood of significant adverse impact on existing users of the area. Some on-street parking may result, however this should be balanced against the economic and social benefit of bringing the building back into use and ensuring its presence in the streetscene is retained.

Recommendation:

That planning permission be Granted subject to the following conditions:

Condition

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application drawings, namely: Location Plan/Block Plan; four drawings showing existing floor layout of the Basement, First Floor, Second Floor and Third Floor; four drawings showing the proposed layout of the Basement, First Floor, Second Floor and Third Floor, received 13 Oct 17.
3. Before the building is brought into use, its exterior shall be treated in accordance with a scheme of external treatment that shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of (a) works to enhance the appearance of the rear of the building; (b) any replacement window frames.
4. Before the development commences a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall give details of construction working hours, parking of construction vehicles, and the means of suppression of dust and fumes during construction. The construction method, as approved, shall be implemented at all times during construction.

Reason

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. To ensure that the development remains in accordance with the development plan.
3. In the interests of visual amenity in accordance with Policy H13 of the Burnley Local Plan, Second Review, currently saved.
4. In the interests of the amenities an operating conditions of the neighbouring occupiers, in particular because of the main road location and mix of neighbouring uses.

AR
17.5.2018