



Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 05/08/10

Subject: APPLICATIONS 10/02528/FU & 10/02527/CA. Planning Application and Conservation Area Consent Application for demolition of part of retail premises and alterations to form new shopfront, rear extension and change of use of first floor to form two 2 bedroom flats at 12-14 High Street, Wetherby.

APPLICANT	DATE VALID	TARGET DATE
RDF Building Services	03/06/2010	29/07/10

Electoral Wards Affected: Wetherby

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:
GRANT PLANNING PERMISSION AND CONSERVATION AREA CONSENT subject to the following conditions:

10/02528/FU

1. Time Limits
2. Development in accordance with approved plans listed.
3. Details and samples of external materials for extension and shopfront.
4. Architectural details of shopfront.
5. Provision of timber sash windows.
5. Details of a sound insulation scheme.
6. Unallocated parking which shall remain for the sole use of the flats and shop units.
7. Refuse storage management plan.
8. Method statement for restoration of stonework/render on front elevation.

10/02527/CA.

1. Standard time limit.
2. Contract for works and method statement for demolition and re-building.

Reasons for approval: The principle of residential development on this site is considered acceptable and the design is considered appropriate to the local context. The scheme raises no concerns over residential amenity or highway safety. The application is therefore considered to comply with policies GP5, H4, T2, T24, N12, N13, N19, N23, N25, BD5, LD1 of the UDP Review, as well as guidance contained within Neighbourhoods for Living and the Wetherby Conservation Area Appraisal and Management Plan, and having regard to all other material considerations, is considered acceptable.

1. INTRODUCTION:

- 1.1. This report considers two applications, 10/02528/FU is a full application for change of use and new build, whilst 10/02527/CA is for Conservation Area Consent for a partial demolition to enable the new build. The two are brought together for the sake of completeness.
- 1.2. These applications are brought to Panel at the request of Ward Councillor John Procter due to concerns regarding the impact of the proposed development on the Conservation Area, and the amount of parking provision.
- 1.3. The applications are made in full and both will be outside of the 8 week determination period by the date of the Panel Meeting. The applicants will therefore have a right to appeal against non-determination.

2. PROPOSAL:

- 2.1. The existing ground floor is to be retained in commercial use but will be split into two retail units. The rear extension will be demolished and re-built to provide accommodation for 2, two bedroom flat units located on the first floor and accessed from the rear of the site. At the rear 5 parking spaces will be laid out, with an area provided for bin storage as well.
- 2.2. The following documents were submitted with the application:
 - Design and Access Statement, including a Heritage Statement.
 - Desk Top Study for potential contamination.

3. SITE AND SURROUNDINGS:

- 3.1. The application site is the former Horton and Hollander toy shop which is quite distinctive within Wetherby, being rendered in bright pink with painted bollards to the front. The end part of the shop has already received permission to be split off for a separate retail unit. The site fronts onto High Street with access to the rear for parking and servicing. The rear has been extended with a number of gables. The site is enclosed by further commercial uses to the north, and office uses to the south.

4. RELEVANT PLANNING HISTORY:

- 4.1 The property has been the subject of several planning applications over the past few decades relating to the alterations to the shopfront and signage. None of these are particularly relevant to the determination of the current applications.

5. HISTORY OF NEGOTIATIONS

5.1. Discussions have taken place with a Conservation Officer as to the re-modelling of the shop frontage with some minor amendments being undertaken.

6. PUBLIC/LOCAL RESPONSE:

6.1. A site notice of development affecting the character of a Conservation Area was posted on 16th June 2010. A press notice was also published in the Boston Spa and Wetherby News on 25 June 2010. The publicity expired on 7th July 2010. No comments have been received.

7. CONSULTATIONS RESPONSES:

Statutory:

7.1. None required.

Non-statutory:

7.2. Access Officer – no objections.

7.3. Neighbourhoods and Housing – require a condition for sound insulation.

7.4. Highways – no objections in view of the existing use and town centre location.

7.5. Mains Drainage – no objections.

7.6. Conservation – no objections subject to conditions for detailing and materials.

8. PLANNING POLICIES:

Development Plan

8.1. The development plan consists of the UDP Review, along with relevant Supplementary Planning Guidance/Documents. The site lies within the Conservation Area, with the buildings identified as making a positive contribution. The site is also within the Town Centre.

8.2. Unitary Development Plan (Review) (UDPR)

- GP5 – general planning considerations.
- GP11 – sustainable development.
- H4 – housing on unallocated sites.
- N12 – urban design principles.
- N13 – building design principles.
- N18A – presumption against demolition of positive buildings within Conservation Area.
- N18B – approval for demolition only granted if a scheme for redevelopment is approved.
- N19 – new built and extensions within Conservation Areas.
- N20 – protection of positive features within Conservation Areas such a trees etc.
- N23 – incidental open space around developments should be well designed.
- N25 – appropriate boundary treatments.
- T2 – highway and access.

- T24 – car parking guidelines.
- S2 – Town Centre.
- BD5 – general amenity concerns.
- BD6 – alterations and extensions to match existing.
- BD7 – alterations to shop fronts should be sympathetic to host.
- BC7 – use of traditional local materials.
- BC8 – re-use of materials from demolished buildings in CA.
- LD1 – good landscaping.

Relevant supplementary guidance –

- 8.3. Neighbourhoods for Living.
- 8.4. Street Design Guide
- 8.5. Wetherby Conservation Area Appraisal and Management Plan.

Government Planning Policy Guidance/Statements

- 8.6. PPS1 – Delivering Sustainable Development
- 8.7. PPS3 – Housing
- 8.8. PPS5 – Historic Environment.

9. MAIN ISSUES

- Principle of use and sustainability.
- Impact on character of conservation area.
- Highway issues.
- Residential amenity.

10. APPRAISAL

Principle of Use & Sustainability

- 10.1. The sub-division of the ground floor into two separate units is allowed under permitted development, so the change of use applies to the first floor where the former shop storage and workshop areas are to be converted for residential use, providing 2, two bedroom flats. The principle of residential use within the existing building and in a sustainable location is wholly acceptable under policies GP5, GP11 and H4 subject to considerations of detailed design and residential amenity.

Impact on Character

- 10.2. The proposal will alter the shop frontage to reflect the sub-division of the units. This has been done in a way which reflects the traditional shop units that are a strong feature of Wetherby. The new frontage will feature a stall riser, with pilasters that had been missing from the existing, as well as vertical divisions of the glazed window area to retain the vertical emphasis.

- 10.3. It is intended that the existing render be inspected to see if the stonework underneath is capable of being restored; if not then the building will be re-rendered. All windows and doors will be provided in timber, and the roof will be renovated using matching slates.
- 10.4. At the rear more extensive works will be required. The building has undergone a number of internal and external alterations resulting in mixed levels throughout the building and a rather unappealing rear elevation. This will all be removed and will be re-built with a more symmetrical and tidy appearance, featuring 3 gables with sash windows, as well as a porch providing access for the flats.
- 10.5. Overall the works proposed are considered to be acceptable and will provide a fitting replacement in this historic core area. The proposal is therefore considered to enhance the Conservation Area and will sit well with the existing streetscene. The proposal therefore complies with policies N18a, N18b, N19, BD6 and BC7.

10.6. Highway Issues

- 10.7. Five parking spaces will be laid out to the rear, two for the flat units, and three for shop workers. This level of provision is considered acceptable, and the configuration allows for adequate servicing for the retail units as well as refuse collection. The proposal complies with policies T2 and T24.

10.8. Residential Amenity

- 10.9. The flats provide no amenity space for the intended residents, however given the town centre location, and the proximity to the riverside area, as well as the small size of the flats then on balance this proposal is considered acceptable.
- 10.10. The flats are orientated so that the main outlook is all to the front of the building, overlooking the high street, with bedrooms to the rear overlooking the car parking. This is considered to provide satisfactory outlook for residents, as well as providing some level of security for the rear area. The proposal is therefore considered to comply with the guidance laid out in Neighbourhoods for Living.

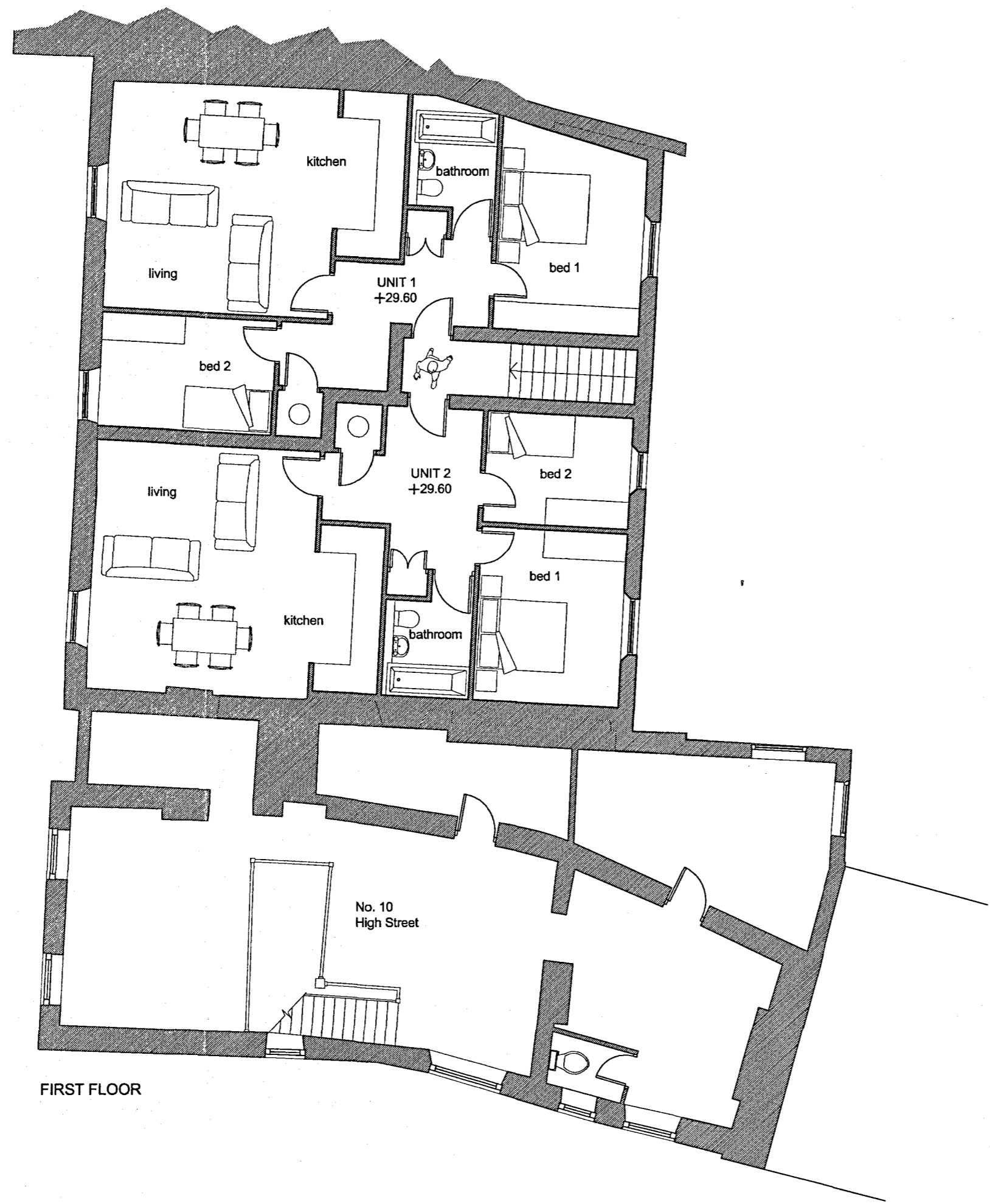
11. CONCLUSION

- 11.1. Overall the proposal brings back into use a vacant store, and makes good efficient use of an existing building. The mixed use of the site will ensure that the town centre retains its vitality whilst provided needed residential accommodation. The proposed alterations are considered to improve the appearance and will enhance the overall character of the Conservation Area. For these reasons the proposal is recommended to Members for approval.

12. Background Papers:

Application and history files. – see history above.

Certificate of Ownership: signed as applicant.



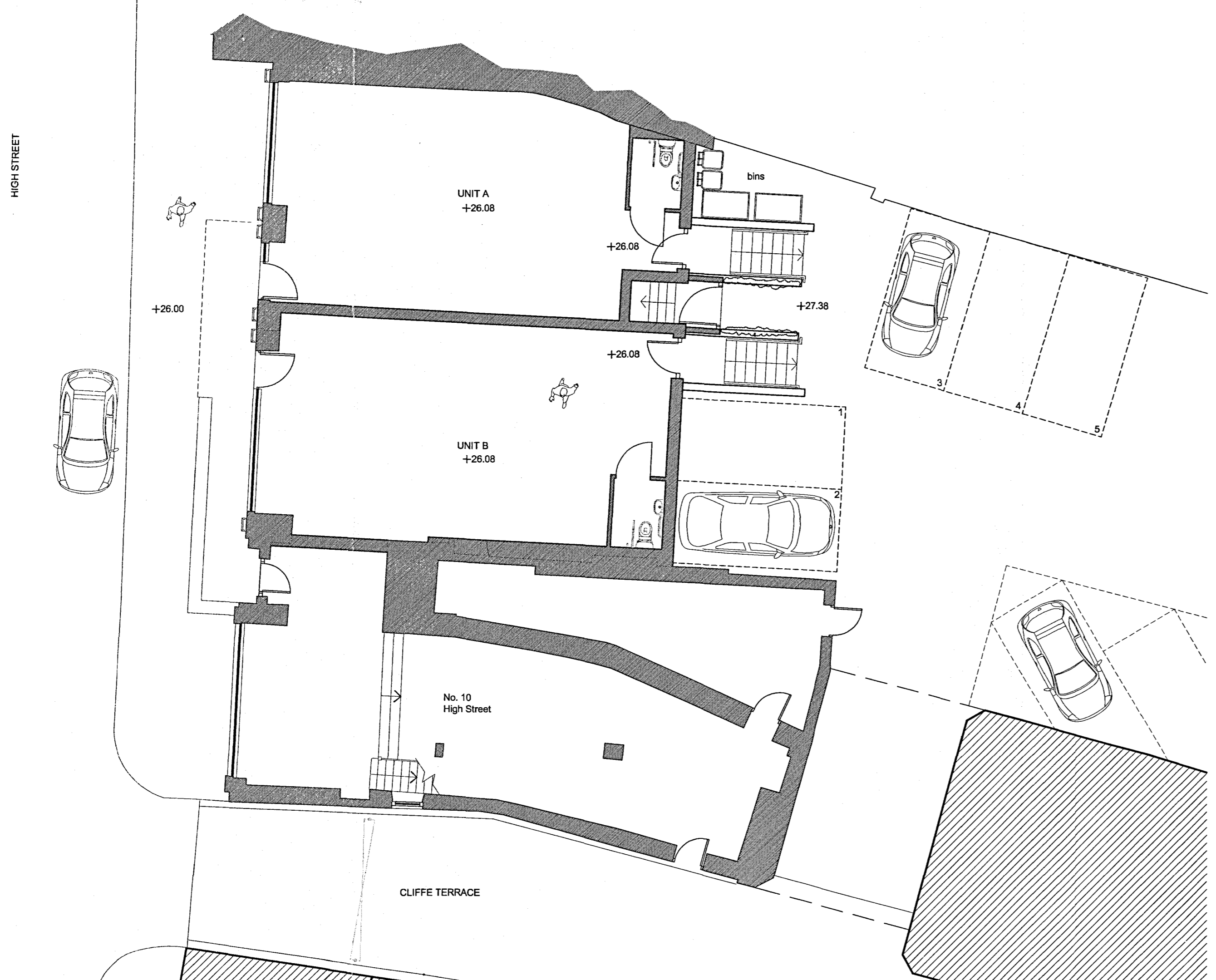
FIRST FLOOR



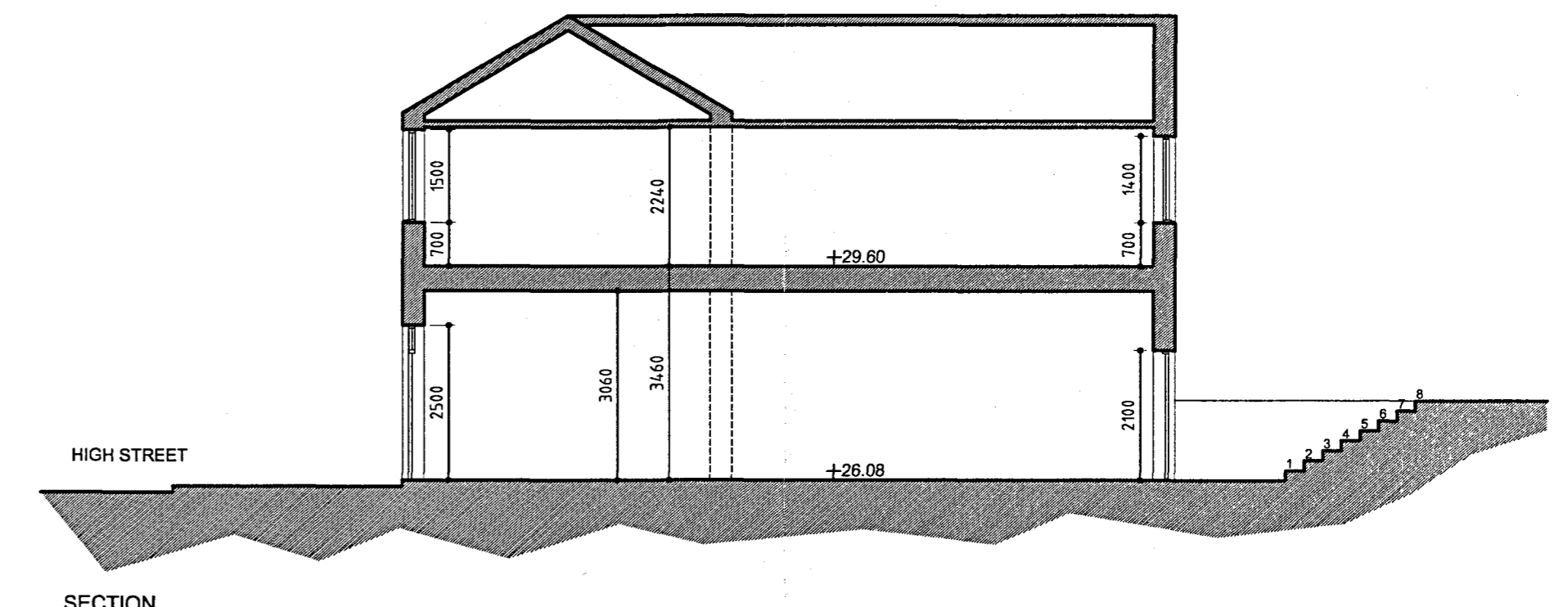
FRONT ELEVATION



REAR ELEVATION



CLIFFE TERRACE



SECTION

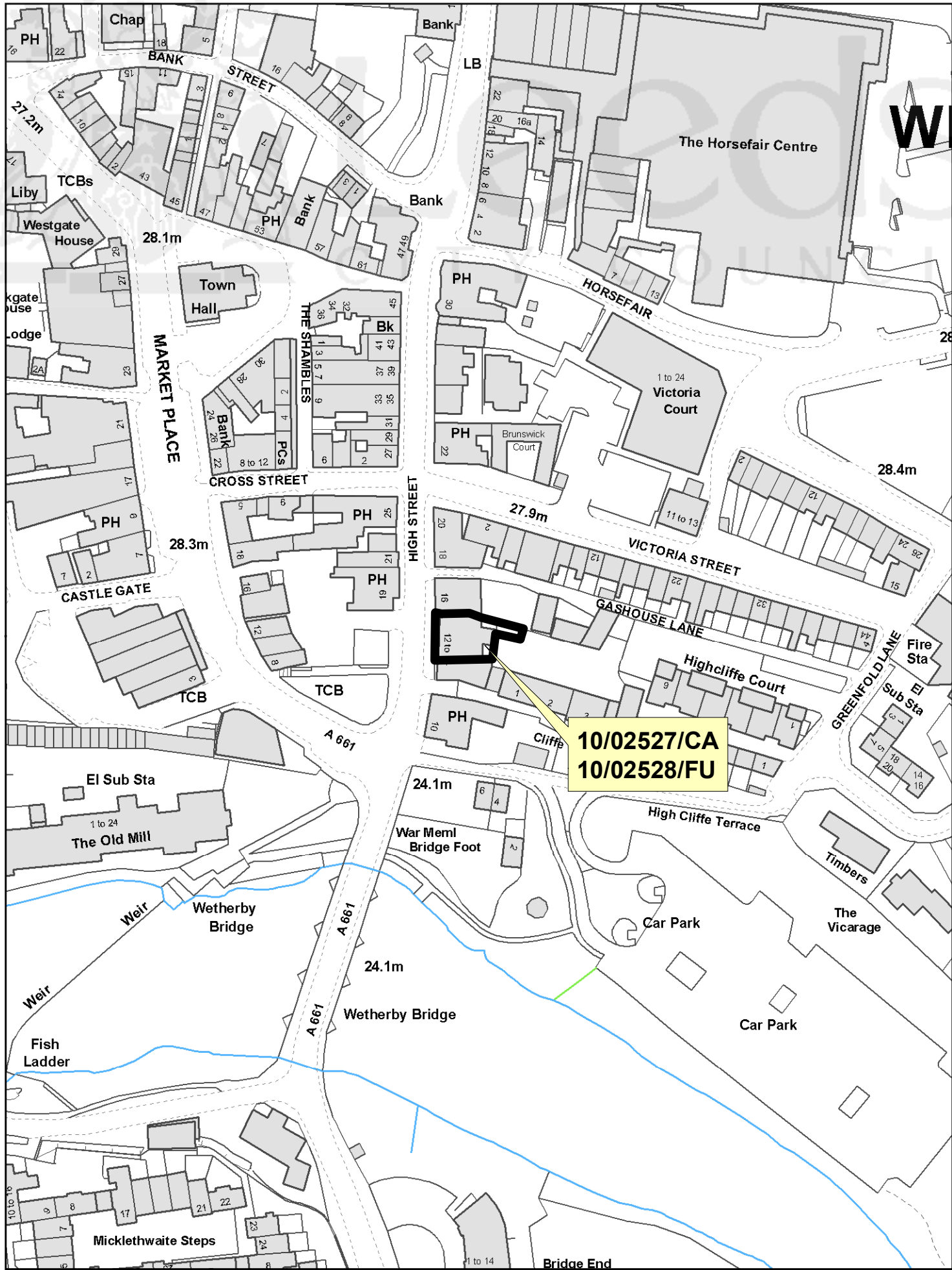


WILKINSON MACDONALD Chartered Architects

Retail and Residential Development at No.12-14 High Street, Wetherby for RDF Building Services Ltd

Site Plan, Floor Plans & Elevations

Scale	1:100 @ A1	Date	May 2010	Drawn by	JP
Job no.	W2039	Drawing no.	(PL) 11	Revision no.	



EAST PLANS PANEL

