

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/1321/CU	CASE OFFICER Lisa ODonovan
LOCATION:	THETFORD Back in Motion 15 Earls Street, Thetford	APPNTYPE: Change of Use POLICY: In Settlemnt Bndry ALLOCATION: N CONS AREA: Y LB GRADE: N TPO: N
APPLICANT:	Commercial Property Elizabeth House Walpole Loke	
AGENT:	Commercial Property Elizabeth House Walpole Loke	
PROPOSAL:	Change of use from D1 to C3 (residential)	

REASON FOR COMMITTEE CONSIDERATION

The application is brought to Planning Committee for determination as the applicant is the Commercial Property Team at Breckland Council.

KEY ISSUES

Principle
Impact on the character and appearance of the area
Impact on the setting of the Thetford Conservation Area
Amenity impact
Highway safety

DESCRIPTION OF DEVELOPMENT

The application proposes the change of use of a physiotherapy centre to a 3 bed residential dwelling. No external changes are proposed.

SITE AND LOCATION

15 Earls Street is a mid-terraced, two-storey property within the Thetford Conservation Area and Primary Shopping Area as defined by the Adopted Local Plan. The property is currently being run as a physiotherapist clinic but adjoins residential to the north and a commercial premises to the south with the disused Cottage Hospital opposite and St Giles car park to the rear (west).

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/1993/0156/F Permission 05-04-93

Toilet for disabled persons

3PL/2001/0939/F Temporary Permission 06-09-01

Non-combustible portacabin (10'x10') (Renewal)

3PL/2003/1426/F Temporary Permission 21-10-03

Non-combustible portacabin 10' x 10' (renewal)

3PL/2005/1711/F Temporary Permission 12-01-06

Siting of portacabin (renewal)

3PL/2008/0136/F Permission 25-03-08

Siting of portacabin (renewal)

3PL/2010/0541/F Permission 02-08-10

Continuation of use of portacabin as ancillary office

3PL/2014/1245/F Permission 11-03-15

Change of use from former offices to day nursery centre

3PL/2016/0512/F Permission 05-07-16

Change of use from B1 use to D1 use (for Physiotherapy and Rehabilitation)

3PL/2016/0513/A Permission 31-08-16

Non illuminated wall sign

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.04	Infrastructure
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.09	Proposals for Town Centre Uses
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework

NPPG National Planning Practice Guidance
TH2 Approach to the Town Centre

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

THETFORD T C

TTC support application in principle however, regret the loss of secondary commercial property unless affordable alternatives are available.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to condition.

HISTORIC BUILDINGS CONSULTANT

No objection.

REPRESENTATIONS

Site notice erected: 30-11-2018

Consultations issued: 28-11-2018

No representations received.

ASSESSMENT NOTES

1.0 Principle

1.1 The property lies inside the primary shopping area however does not form part of the primary or secondary frontage therefore Policy DC9 does not specifically seek to protect its commercial use. The site falls inside the Thetford Settlement Boundary where the principle of residential development is accepted.

1.2 In terms of the current tenant, the applicant has advised that the current lease is due to expire on 03-10-2019 and they are continuing to support her in finding other, suitable premises and will honour this current lease, however, is not something we can control via planning permission.

2.0 Impact on the character and appearance of the area

2.1 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density.

2.2 The proposal seeks permission for the change of use only with no external alterations proposed, with the exception of the blocking up of a rear door, as such the proposed change of use will not make any discernible difference to the current streetscene. As such, the proposal is considered to have due regard to Policy DC16 and paragraph 127 of the NPPF.

3.0 Impact on the setting of the Thetford Conservation Area

3.1 Any decisions relating to conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 72, as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings.

3.2 The Thetford Conservation Area includes the historic core of the town and is characterised in this location by an intricate pattern of development, with narrow streets lined by traditional brick and flint cottages, creating an intimate character. As stated, the proposal seeks limited external alterations to the proposed building, accordingly, it is considered that the scheme would preserve the character and appearance of the Conservation Area, and that the proposal is acceptable in these terms having regard to the requirements of the section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990. No objections to the proposal have been raised by the Historic Building Officer.

4.0 Amenity impact

4.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

4.2 The use as a physiotherapy clinic is likely to generate regular appointments throughout the week, it is considered that the residential use as a single dwelling house is likely to generate similar, if not less activity. All existing openings will be used with no new ones proposed, as a result, the proposal is not considered likely to cause adverse impact on the level of amenity currently enjoyed by the neighbouring properties, particularly in respect of overlooking, loss of light and increased noise and disturbance. As a result, the proposal is considered to have due regard to Policy DC1.

5.0 Highway safety

5.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 requires sufficient parking for all new development.

5.2 The proposal does not provide parking provision for the new dwelling, however it is noted that this is the case for the majority of the dwellings along Earls Street. In addition, the site falls within the Thetford Settlement Boundary, Thetford is a Market Town and the site is within walking distance to the services and facilities within it, including public transport options. There would also be an element of 'buyer beware' in this regard.

5.3 Norfolk County Council Highways was consulted on the proposal and advised that given the the town centre location, proximity to amenities, public transport, public car parking there is no objection to the development being car free.

5.4 In light of the above, the proposal is considered acceptable in terms of highway safety.

6.0 Conclusion

6.1 In terms of the overall planning balance the proposal provides an additional residential unit within a thriving Market Town without causing any character impact, significant neighbour amenity impact or any highway safety issues, the application is therefore recommended for approval.

RECOMMENDATION

Grant Planning permission subject to conditions:

CONDITIONS

- 1 Full Permission Time Limit (3 years)**

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:
As required by section 91 of the Town and Country Planning Act 1990.
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site.
- 3 New access gates, doors - inward opening**

No part of the dwelling (to include fascia board/rainwater guttering) shall overhang or encroach upon highway land and no gate/ door/ground floor window shall open outwards over the highway.
Reason for the condition:-
In the interests of highway safety.
This condition will require to be discharged