

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2022/1305/F	CASE OFFICER Rebecca Collins
LOCATION:	THETFORD 30 Raymond Street	APPNTYPE: Full POLICY: In Settlemnt Bndry CONS AREA: Y LB GRADE: Grade II TPO: N
APPLICANT:	Breckland Council Elizabeth House Walpole Loke	
AGENT:	Breckland Council Elizabeth House Walpole Loke	
PROPOSAL:	Change of use to dwelling eight person HMO	

REASON FOR COMMITTEE CONSIDERATION

Breckland Council has an interest in the site and is the applicant.

KEY ISSUES

Principle of development
Access and car parking
Layout, Design and Heritage
Amenity
Ecology

DESCRIPTION OF DEVELOPMENT

Change of use to dwelling to eight person HMO.

This application is for Full Planning Permission (submitted with an accompanying Listed Buildings Consent as the property is Grade II Listed) and is to change the use of 30 Raymond Street from a single dwelling to a house in multiple occupation. The property is currently used as a single dwelling and was used previously as a Bed & Breakfast.

The application site is located in the Thetford Conservation Area, and within but on the edge of the Town Centre Boundary and Primary Shopping Area.

SITE AND LOCATION

The application site is located to the south of Raymond Street, on the corner where it meets Rampart Way and to the North and east of Nether Row, taking a corner position at the end of the streets. The building is a two storey, Listed dwelling faced in flintwork. The property is known as The Old Rectory Guest House.

The List description states:

House. Early C19. Flint with gault brick dressings and gault brick facade. Pantile roof. 2 storeys in 3 bays. Central 6-panelled door, the upper 4 panels glazed. 5-paned fanlight. Doorcase has moulded pilaster strips with paterae supporting a segmental hood. One 6/6 unhorned sash right and left under gauged skewback arches. 3 similar first-floor sashes. Dentil eaves cornice and gabled roof, hipped at south-east return. Internal gable-end stack to north-west. South-east return with 3 sashes to ground floor and 4 to first floor, all with 6/6 glazing bars and under gauged skewback arches. Ridge stack.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2022/1306/LB

The creation of 1no. additional bedsit, associated compliance works and associated external and internal repairs

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

COM01	Design
COM03	Protection of Amenity
EC05	Town Centre and Retail Strategy
ENV02	Biodiversity protection and enhancement
ENV07	Designated Heritage Assets
ENV08	Non-Designated Heritage Assets
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
HOU01	Development Requirements (Minimum)
HOU06	Principle of New Housing
HOU10	Technical Design Standards for New Homes
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TH1	National Planning Policy Framework - Presumption in Favour of Sustainable

	Development
TH16	Water and Drainage
TH2	Approach to the Town Centre
TH4	Transport - Achieving Modal Shift
TH8	Healthy Lifestyles
TH9	Monitoring & Management of Key Biodiversity Sites
TPPI	
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

A unilateral undertaking is required to secure payment for GIRAMs.

CONSULTATIONS

THETFORD T C

Supporter no additional comments.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections, subject to conditions.

HISTORIC BUILDINGS CONSULTANT

No objection.

REPRESENTATIONS

None received. However, the public consultation does not expire until 9th January 2022, after this report is published so any comments received will be reported to members before or at the Planning Committee.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The site is located in the Thetford Town Centre boundary, as well as the primary shopping area, and also within the Thetford Settlement Boundary and Conservation Area. The building is Grade II Listed. There is an accompanying listed building consent application submitted with this application, reference 3PL/2022/1306/LB.

1.2 The principle of development in settlement boundaries is established by policies GEN01, GEN03 and GEN05 of the Breckland Local Plan, which support sustainable development and development within settlement boundaries, in accordance with the Settlement Hierarchy, which Thetford is at the top of. Due to the location of the site, within the Thetford Designated Settlement Boundary and Town Centre boundary this

is considered a sustainable location.

1.3 Section 7 of the NPPF and Policy EC05 of the Breckland Local Plan (adopted 2019) seeks to support and enhance the vitality of the District's hierarchy of centres. Policy TH2 of the Thetford Area Action plan states:

'The primary shopping area as identified on the Policies Map will be the focus for new comparison and convenience retail and commercial leisure uses. Complementary office, cultural, educational and community-related uses will be appropriate given the need to strengthen Thetford town centre.

Within this core area the priorities include maintaining vibrant high street activity and giving priority to pedestrian and cycling permeability'.

1.4 Policy EC05 of the Local Plan states, Town Centres:

'will be the preferred location for retail, food and non-food, office, leisure and cultural facilities and other town centre uses as defined by national policy. Retail and other town centre development will be supported, provided that it is of an appropriate scale that reflects the size and role of the centre, respects the character of the centre, including any special architectural and historic interest and contributes to maintaining and enhancing its existing retail function'.

1.5 Policy EC05 goes on to define the Town Centre and Primary Shopping Area, as follows:

Town Centre - Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.

Primary Shopping Area - Defined area where retail development is concentrated, (generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage).

1.6 Residential development in Town Centre locations, such as this is usually seen as a positive addition, as it provides surveillance and security outside of usual retail trading hours, footfall and a mix of uses, which is vital to supporting and enhancing the vitality of Town Centres. One of Policy TH2 of the Thetford Area Action Plan's guiding principles is to 'Protect resident's quality of life and create new living environments of lasting quality'. In addition, this property is already used for residential purposes, previously used as a bed and breakfast prior to its current use as a dwelling, and therefore the principle of residential use is established in this location.

2.0 Access and Car Parking

2.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety. Policy TH4 of the Thetford Town Centre Area Action Plan seeks to achieve a modal shift.

2.2 The highways authority have been consulted and after requesting some additional information with regards to the layout of the car parking and the addition of cycle parking, they are happy with the application

and information submitted and raise no objections, subject to conditions, which will be applied to any subsequent approval.

2.3 The revised information submitted includes a plan showing a shared car parking area and cycle store with 7 cycle parking spaces. The car parking area shown would not provide provision for 7 car parking spaces, however, given the sites sustainable location and proximity to the Town Centre, then the limited car parking provision proposed is considered acceptable and the layout can be conditioned to ensure sufficient bin and cycle storage is provided. Cycle provision needs to be for 8 people so an amended plan has been requested to demonstrate cycle provision for 8, this is awaited but can also be conditioned. On this basis, the proposals are considered acceptable and in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) and Policy TH4 of the Thetford Town Centre Area Action Plan.

3.0 Layout, Design and Heritage

3.1 Any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular sections 66 and 72, as well as satisfying Section 16 of the National Planning Policy Framework and Policy ENV07 of the Breckland Local Plan (adopted 2019).

3.2 Section 12 of the NPPF and GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019) seek to promote high quality design.

3.3 The proposals include very limited external alterations, largely comprising of works of repair (as follows), which do not require planning permission, as follows:

- 1. Replacement of missing roof tiles /overhaul of existing roof tiles including renewal of ridge tiles, coping stones as required*
- 2. Renewal of failed felt on flat roof area seen at rear elevation*
- 3. Works to the chimney stacks and renewal of flaunching, capping chimney pots and repointing as required*
- 4. Renewal of any lead flashings as required*
- 5. Renewal of existing gutters and downpipes as required*
- 6. Renewal of any rotten timber fascia at all elevations as required.*

3.4 On this basis and that the external elevations of the building remain unchanged, the proposals will not harm the character and appearance of the street scene, the character or appearance of the Conservation Area, which will remain preserved nor the special interest or significance of the Listed Building. The proposals will not harm or change the setting of nearby Listed Buildings or non-designated heritage assets either. The Historic Buildings officer has been consulted and raises no objections. On this basis, the proposals are considered acceptable and comply with Sections 66 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 12 and 16 of the National Planning Policy Framework and Policies GEN02, COM01 and ENV07 of the Breckland Local Plan (adopted 2019).

4.0 Amenity

4.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants.

4.2 The proposals are to change the use of the building from a dwelling to eight person HMO. Given the proposed building can change to a six person(s) HMO without planning permission and that this proposal is

for only for two additional bedrooms, then the increase in users is considered unlikely to give rise to significant additional amenity impacts from two additional bedrooms. In addition, the existing property has seven bedrooms, as existing. The building was previously used as a bed and breakfast and therefore there were likely more comings and goings than a single residential property, as well as the sites Town Centre boundary location. Finally, the building is detached and the car parking to the rear of the property for the units is screened by existing boundary treatment and located next to a car parking area for the adjacent neighbouring buildings. The proposals are therefore unlikely to generate undue noise and disturbance to neighbouring properties. On this basis, the proposals are unlikely to have a significant additional impact on nearby existing neighbouring properties in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

4.3 The buildings have been designed to have seven bedrooms on the first floor, one on the ground floor and then shared kitchen, dining room, sitting room on ground floor. Three rooms have their own bathrooms and there is a shared bathroom on the first floor and a WC, two bedrooms have separate sinks. Each habitable room/bedroom has its own window and access to natural light. Although the rooms range in size, the proposals are considered acceptable for the number of units proposed and the proposal is therefore considered to accord with Policy COM03 of the Breckland Local Plan (adopted 2019) in terms of amenity for future occupants.

4.4 Although an improvement might be for the future occupants to have access to some outdoor space, there are sufficient parks and outdoor spaces nearby to meet this requirement. Also, if the outside area is underused for car parking then it would be suitable for this purpose instead.

4.5 As set out above parking for vehicles will be to the rear of the property, given the proximity of the site to the town centre, then this is considered sufficient car parking and suitable cycle parking will be secured via condition. In addition, details of suitable bin storage provision will be required via condition to ensure future occupants have access to suitable bins storage and this does not have an unacceptable impact on the character of the area, Conservation Area and street scene. On this basis, the proposals are considered to comply with Policy COM03 of the Breckland Local Plan (adopted 2019).

5.0 Ecology

5.1 Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019) require the protection and enhancement of biodiversity.

5.2 There is no garden, trees or hedgerow within the curtilage of the property, which up until recently has been occupied. On that basis, there is limited opportunity for ecology so a condition will be added to any subsequent permission to require biodiversity net gain. On this basis, the proposal is considered to accord with Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019).

5.3 Nutrient Neutrality

This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. This site is located outside of the catchment area of the sites identified by Natural England as such it is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment. This application has been screened, using a precautionary approach, as unlikely to have a significant effect on the conservation objectives either alone or

in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

5.4 GIRAMS

Evidence from the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation strategy shows that schemes like this (in combination with other development) in this zone, will have a likely significant effect on those sites by recreation impact i.e. visiting sites for recreational purposes. Breckland District Council along with all other Norfolk Local Authorities are charging an index linked one-off tariff of £185.93 per dwelling/unit to go towards the Norfolk Recreation Impact Avoidance Mitigation Strategy. All schemes, which are likely to have a recreational impact on these protected wildlife sites are liable to pay this tariff. This funding would be spent strategically on measures to mitigate the effects of development across the area on European Protected Sites. By paying the tariff, the recreation effects the site, in combination with other similar development, are considered to be mitigated. Therefore, a unilateral undertaking is required to secure payment for GIRAMS.

6.0 Conclusion

6.1 For the reasons set out above, the proposal is considered to accord with relevant adopted Policies within the Development Plan, taking into relevant other material planning considerations, as set out above. The proposal is considered to be acceptable in terms of amenity for existing and nearby neighbours and the proposals are acceptable in highway safety and car parking terms given the existing use and proximity to Thetford Town Centre. The proposal will not harm the character and appearance of the street scene, the character or appearance of the Conservation Area, which will remain preserved nor the special interest or significance of the Listed Building nor the setting of nearby Listed Buildings and non-designated heritage assets. On this basis, the proposals are considered acceptable and comply with Sections 66 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 12 and 16 of the National Planning Policy Framework and Policies GEN02, COM01 and ENV07 of the Breckland Local Plan (adopted 2019).

6.2 The proposal is therefore recommended for approval, subject to conditions and a unilateral undertaking for GIRAMS.

RECOMMENDATION

The application is recommended for approval, subject to the conditions listed below and a unilateral undertaking for GIRAMS.

CONDITIONS

- 1 Full permission 3 year time limit**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:- To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**
The development shall 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, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).

3 New access gates, doors - inward opening

No part of the proposed structure (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 in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

4 Cycle parking - not shown on plan but achievable

The proposed scheme for the parking of cycles, as shown on the approved plans, shall be fully implemented before the development hereby approved is first occupied and thereafter retained for this purpose.

Reason for condition:- To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

5 Net Gain in Biodiversity

Prior to first occupation of the unit hereby approved, a scheme demonstrating how net gains for biodiversity are being secured as part of the development, shall be submitted to and approved in writing by the Local Planning Authority. This could include bird/bat boxes, swift bricks and hedgehog holes for example. The development shall be carried out in accordance with the approved details, prior to first occupation.

Reason for condition:- To ensure a net gain in biodiversity in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019).

6 Bin store

Prior to first occupation of the unit permitted a scheme for bin storage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason for condition:-

To ensure the provision of bin storage that meets the needs of occupiers and to protect the character of the area and Conservation Area, in accordance with Policies GEN01, COM02, ENV07 of the Breckland Local Plan (adopted 2019) and Sections 12 and 16 of the NPPF.