

DCCCommittee Report

Item No:

Reference: DC/19/03614

Case Officer: Lynda Bacon

Ward: Sudbury North East

Ward Member: Cllr Alison Owen

RECOMMENDATION – PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning application - change of use and conversion of common room facility and warden's living accommodation to a homeless persons accommodation with eight bedsits (Sui Generis)

Location

The Firs Waldingfield Road Sudbury Suffolk CO10 2PY

Expiry Date: 23.10.2019

Application Type: Full Planning Application

Development Type: Small-scale Residential

Applicant: Babergh District Council

Agent: Mr R. Atkinson, Babergh District Council

Parish: Sudbury

Site Area: 418sqm

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1):

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The applicant is Babergh District Council.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

Babergh Core Strategy 2014:

CS1 Applying the Presumption in favour of sustainable development in Babergh

CS15 Implementing Sustainable Development in Babergh

CS18 Mix and Types of Dwellings

Babergh Local Plan 2006:
CN01 Design Standards
TP15 Parking Standards – New Development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application consultation and representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council

Sudbury Town Council
Approve.

County Council Responses

SCC Highways

No objection subject to cycle provision condition.

Internal Consultee Responses

BMSDC Environmental Health - Private Sector Housing

No objection.

BMSDC Environmental Health - Noise/Odour/Light/Smoke

No objection.

B: Representations

At the time of writing this report no submissions had been received.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The site is located on the northern side of Waldingfield Road within the built-up area boundary of Sudbury. The site is occupied by a two- storey building that was formerly in use as a common room facility and warden's living accommodation. To the rear is a domestic garden area. A row of six attached single garages is immediately southwest of the site. The site is surrounded by residential development. The site is not in a Conservation Area and remote from any designated heritage assets.

2.0 The Proposal

- 2.1 The application seeks planning permission for a change of use of the building in to eight bedsits to house homeless persons. The accommodation is to be controlled and maintained by the Council.
- 2.2 Five bedsits are proposed at ground-floor level and three at first- floor. Shared kitchen and laundry facilities are at ground level. External alterations are minor, comprising fenestration changes at ground-floor level only.

3. 0 The Principle of Development

- 3.1 The building was originally constructed and used for residential purposes, comprising a detached two-storey dwelling. The site appears as conventional residential development, set within an established domestic streetscape. The proposed residential use is consistent with the historic use of the building as well as neighbouring development.
- 3.2 The Core Strategy observes that different groups of people and individual communities have particular demands and, often, urgent needs for different accommodation. A key thrust of the Core Strategy, reflecting the overarching social dimension of the NPPF, is to provide 'homes for all'.
- 3.3 The provision of eight bedsits for homeless persons in an established residential area, with local amenities and services accessible by foot and public transport, represents a significant social benefit consistent with local and national housing policies.

4.0 Nearby Services and Connections Assessment of Proposal

- 4.1 Whilst near the edge of Sudbury, the site is well-connected to the facilities of that town.

5.0 Site Access, Parking and Highway Safety Considerations

- 5.1 Given the nature of the persons who will occupy the bedsits, on-site carparking is not required. There is ample space to store cycles on the site and a condition is not necessary in this regard. Highway safety is unaffected by the proposal.

6.0 Design and Layout [Impact on Street Scene]

- 6.1 The proposed fenestration changes at ground floor level are near negligible and are finished in materials to match existing. The domestic appearance of the site is retained. The external alterations will not adversely impact the character of the area.

7.0 Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 7.1 No issues.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1 No issues

9.0 Heritage Issues [Including the Impact on the Character and Appearance of the Conservation Area and on the Setting of Neighbouring Listed Buildings]

- 9.1 No issues.

10.0 Residential Amenity

- 10.1 The residential amenity of the area will not be unduly impacted either by the external physical works or the proposed residential use, primarily because they are limited to ground level only and are cosmetic in nature. The absence of objections from neighbouring residents is noted.
- 10.2 Internal amenity for the future occupants is satisfactory, noting the generous rear yard to serve as outdoor amenity space and all but one of the bedsits complies with HMO minimum space standards (although not strictly applicable the standards serve as a useful reference tool for assessment purposes). The non-compliant bedsit is only fractionally smaller (0.25sqm) than the minimum space standard. Noteworthy is an absence of objection from BMSDC Private Sector Housing.

11.0 Planning Obligations/CIL

- 11.1 n/a

PART FOUR – CONCLUSION

12.0 Planning Balance and Conclusion

- 12.1 The provision of accommodation for homeless persons, clearly a community group in need of local housing, in a sustainable location such as that proposed represents a significant social benefit to which significant weight is attached.
- 12.2 The housing is provided in a manner that does not adversely affect the character or amenity of the area. The former dwelling is very well-suited to a conversion to bedsits, with only modest external changes required to facilitate the proposed use. The former dwelling provides excellent internal amenity for future occupants in a location well served by local amenities.
- 12.3 The proposal furthers local and national housing policies, comprises sustainable development which will deliver a significant social benefit and is therefore recommended for approval.

RECOMMENDATION

That the application is GRANTED planning permission and includes the following conditions:-

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this

permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. CYCLE PARKING PROVISION

To be provided prior to occupation and to be retained at all times.