

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
<b>Bromsgrove District Housing Trust 'A'</b>	Conversion of 7 room hostel into 4 self contained flats - Holly Lodge, 102 Broad Street, Bromsgrove	RES	<b>B/2007/0837</b> 17.09.2007

**RECOMMENDATION:** that permission be **GRANTED**.

### Consultations

Highways Partnership	Consulted 24.07.2007, views awaited.
Drainage Engineers	Existing domestic drains, both storm and foul, which serve this property, will accommodate the proposed internal alterations and usage of the building. No flood risk assessment required. 14.08.2007
Planning Policy	<p>The above site is identified as residential within the adopted Bromsgrove District Local plan (BDLP), adopted January 2004. I note that the applicant is BDHT and I understand that supporting information has been received which confirms that it is the intention that the flats will continue to be used to cater for the needs of homeless people.</p> <p>Policy S6 Special Needs Housing of the BDLP, together with SPG1: Residential Design Guidelines are of relevance to this application.</p> <p>I would recommend that if you are minded to approve this application in accordance with the provisions made in SPG10 Managing Housing Supply, a condition should be imposed to ensure that the self contained flats are no subsequently sold on the open market.</p> <p>I note that there will be some intensification of the property as the number of bedrooms provided will increase from 7 to 12. I also note that sustainability issues have been considered and that the Design and Access Statement states that the property is located close to Bromsgrove Town Centre and access to public transport. The views of the Highway Engineer should be sought and policies TR11 Access and Off Street Parking and DS13 Sustainable Development of the BDLP are of relevance to the application, as is the intended user group. 17.08.2007</p>
Publicity	<p>One neighbour notification letter sent 26.07.2007 - returned to sender. One neighbour notification letter sent 08.08.2007 (expires 29.08.2007) Petition containing 54 signatures received, objecting to the proposal for the following reasons:</p> <ul style="list-style-type: none"> <li>• Bewell Court Social Club have used downstairs of Holly Lodge for their Social Club Community Centre for over twenty years.</li> <li>• If the whole of the building in converted into flats, this facility will be greatly missed by tenants and their friends.</li> </ul>

## The site and its surroundings

This application relates to a seven room hostel currently managed by Bromsgrove District Housing Trust. The property is a two storey detached building located on the corner of Broad Street and Holly Road in an identified residential area. The property has an open area for parking at the front, and some grassed areas to the side, with hedging running along the front boundary and some fencing, partly in poor repair, along the Holly Road boundary.

## Proposal

This is a full application proposing to convert the seven rooms of the hostel into four self contained flats. Each flat would have two bedrooms and will be for general needs allocation in line with Bromsgrove District Housing Trust and Bromsgrove District Council's allocation policy. The BDHT expects that the flats will be let to lone parent families.

## Relevant Policies

WMSS	CF5, CF6, QE1, QE3, T1
WCSP	CTC.1, D.1, D.3, D.4, D.5, D.9, D.11, SD.2, SD.3, SD.4, SD.4, SD.5, SD.6, SD.7, T.1
BDLP	DS3, DS13, S7, S15, C17, TR1, TR11
Others	PPS1, PPS3, PPG13, SPG1, SPG10

## Relevant Planning History

B11650	Conversion of former police houses into aged person community centre and short stay hostel. Approved 20.02.1984.
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## Notes

The main issues of this application relate to the provision of additional residential units in the district and the impact of the development on the surrounding area. Policy S6 of the Bromsgrove District Local Plan states that proposals involving new dwellings or the conversion or redevelopment of existing stock, the District Council will take account of the changing housing needs of the population, particularly the trend towards smaller households and for the special needs of particular groups.

The proposed conversion of the building would involve some alterations to the external appearance - a single storey flat roof structure at the front would be demolished, to allow a communal access area to be created, with a canopy roof running across the front. A first floor infill extension is proposed to be added at the rear of the property to replace a single storey flat roofed area. There would be changes to some door and window openings, but overall the proposed changes are relatively minor. The proposal also includes the provision of four parking spaces, including one space for a disabled driver, and the erection of a small bin store structure at the southern edge of the site.

The application site is located in a residential area and falls within the definition of previously development land as defined in Appendix B of PPS3. As such, the use of the site for residential development is acceptable in principle.

### **SPG10 and Affordable Housing Provision**

The proposed development comprises of 100% affordable housing and is to be managed by BDHT. As such, the proposal falls under exception criterion (ii) of SPG10. Local Plan policy S15, which relates to affordable housing in urban areas, requires satisfactory arrangements to be made to ensure that the units are maintained within the definition of affordable housing. As the Council is involved (via BDHT), a legal agreement is not required. However, a suitably worded condition will be added to overcome any potential concerns.

### **Density**

The proposed development would result in a housing density of approximately 57 dwellings per hectare. This figure is well in excess of the 30 dwellings per hectare minimum standard as set out in PPS3. Policy D.9 of the WCSP states that low densities should be avoided and recommends that sites within urban areas should be developed at densities of between 30 and 50 dwellings per hectare. Higher densities are advocated in Town Centres or where there is good public transport.

The proposed scheme would result in a density on the site which is well above the minimum figures and also above the general advice guideline figures set out in policy D.9. This is perhaps largely explained through the scheme relating to the sole provision of flats. The site is located within the residential area close to Bromsgrove town centre. I am therefore of the view that the density of the proposed development would not be out of keeping with the character of surrounding area.

### **Street scene**

The proposals would be visible in the street scene, as the property occupies a corner plot. However, the proposed extensions and alterations appear subservient to the main building, which complies with the guidance in SPG1, and I am of the opinion that the proposals would improve the current appearance of the property, which is slightly run down

### **Amenities of neighbouring properties**

The property is adjoined by one residential property, to the east of the site, at 1a Holly Road. The proposal would provide one additional window at first floor level in the rear elevation of Holly Lodge, which could potentially cause overlooking. However as there are five existing windows in the rear elevation, I am not unduly concerns that the proposed alterations would impact upon the amenities of the neighbouring occupiers.

Overall, I am of the opinion that the proposed changes to Holly Lodge would have little or no impact upon the amenities of the neighbouring occupiers.

## Amenity space

Paragraph 9.2 of SPG1 sets out a minimum requirement of 30 square metres of private and amenity space to be provided for each unit in a development. There are existing grassed areas located to the front, side and rear of the property that are proposed to remain. These areas constitute approximately 310 square metres, which is more than adequate for four residential units.

## Highway safety

Four car parking spaces have been proposed within the curtilage of the property - which equates to one space per flat. The Highways Partnership has been consulted and their views are awaited.

## Conclusion

Overall, I find no reason to refuse permission and therefore recommend approval.

**RECOMMENDATION:** that, subject to the receipt of satisfactory comments from the Highways Partnership, permission be **GRANTED**.

1. C099
2. C038
3. Prior to the commencement of the development full details of the occupancy criteria which are to be used to select occupants of the dwellings shall be submitted to the Local Planning Authority for approval. Subsequently the occupation of these units shall only be taken up by persons meeting the approved occupancy criteria, unless otherwise agreed by the Local Planning Authority.
4. Notwithstanding the approved plans, full details of the proposed bin store shown on Drawing Number D21 revision B10 including scaled elevations shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the approved development.

## Reasons

1. Standard
2. Standard
3. To ensure the proposed dwellings are provided at an affordable level and to meet local housing need in accordance with policy S15 of the Bromsgrove District Local Plan.
4. To protect the visual amenity of the area in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004 and policy CTC.1 of the Worcestershire County Structure Plan 2001.

## Notes

This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:

WMSS CF5, CF6, QE1, QE3, T1  
WCSP CTC.1, D.1, D.3, D.4, D.5, D.9, D.11, SD.2, SD.3, SD.4, SD.4, SD.5, SD.6,  
SD.7, T.1  
BDLP DS3, DS13, S7, S15, C17, TR1, TR11  
Others PPS1, PPS3, PPG13, SPG1, SPG10

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.