

BURES ST MARY – QUEENS HOUSE, CHURCH SQUARE

Conversion of two storey dwelling (used as a Bed and Breakfast) into 3 no. two storey dwellings.

Applicant: Mr & Mrs R Arnold

Case Officer: Gemma Pannell

SITE

1. The application site is located within Bures St Mary Conservation Area and was formerly a public house and currently operates as a Bed and Breakfast.

BACKGROUND AND PROPOSAL

2. The application proposal seeks full planning permission for the conversion, through subdivision, of the Bed and Breakfast into 3 no. self contained dwellings.
3. The applicant's agent has submitted a Design and Access statement which is summarised below:

- Formerly a 17th Century coaching inn, Queens House currently operates as bed and breakfast accommodation.
- Located opposite St Mary's Church it is a three storey building with double bay window frontage to the street elevation with a second storey extension over the cart lodge access.
- The proposed programme of work is to convert Queens House into three separate independent dwellings with minor external alterations to the property as a whole.
- It is intended to remove the ground floor timber storage area and replace this with a small glazed roof extension to one property to enhance the size of the proposed ground floor accommodation.
- Wherever possible the project has been designed to retain the existing old timber partitions and introduce doors and openings to areas already affected by previous internal alterations or newer additions to the property.
- It is proposed to provide an area of hard landscaping to each property externally and retain the existing garden for the rear dwelling due to site constraints.
- The property already has a significant area of car parking to satisfy the business needs and it is proposed to retain this area to service all three

dwellings with either designated parking areas or communal parking zones with associated rubbish bin stores and recycling points.

RELEVANT HISTORY

4. 1988 – Planning permission granted for the erection of two storey rear extension and internal alterations (B/88/00714/FUL refers).
5. 2005 – Planning permission granted for the change of use from bed and breakfast establishment to a single dwelling. (B/05/00769/FUL refers).

POLICY

PPS1 (Delivering Sustainable Development)

6. PPS1 sets out the Government’s approach to the planning system and one of its key strategies is to achieve sustainable patterns of development and one of the key aims is to shape new development patterns in a way which minimises the need to travel.

PPS3 (Housing)

7. PPS3 states that conversions of existing housing can provide an important source of new housing.

Suffolk Structure Plan 2001

- ENV1 (Conservation of the Built Environment)
- ENV3 (Design Standards)
- ENV8 (Conservation of Designated Landscapes)

Babergh Local Plan, Alteration No.2 (2006).

- HS02 (Villages)
- HS26 (Housing)
- HS27 (Density and Housing Type)
- HS32 (Public Open Space)
- HS09 (Affordable Housing)
- CN01 (Design Standards)
- CN08 (Conservation Areas)
- TP15 (Parking Provision)

OBSERVATIONS

8. PC – Object: There are already parking problems in Church Square and the Parish Council do not think there is adequate parking facilities for 3 separate properties. The Parish Council also object to the loss of a commercial property in the parish.
9. SCC (Highways) – Views awaited

10. Housing Enabling Manager – The housing need identified in Bures St Mary is 33 applications held from applicants with a local connection to the parish. This is a high level of local need and one of the highest identified in rural parishes across the District. A local needs housing scheme is currently under construction at Tawneys Ride but this will only deliver 9 dwellings. With this level of local need I would recommend that 35% affordable housing is sought on any open market development within the village. I would therefore recommend that the Council seeks one of the dwellings on this site for affordable housing and preferably for rent.
11. Letters – 1 letter received, objecting for the following précised reasons:
 - Object to the insertion of a further first floor window in the south elevation overlooking our property.

ASSESSMENT

12. The lead policy in considering this application is HS02 which refers to residential development in villages and states that housing development will be granted planning permission provided that there is no significant adverse impact on residential amenity, the environment or traffic generation.
13. The application seeks to convert the existing property from a bed and breakfast to 3 self-contained dwellings. The site is located within Bures St Mary which is identified as a sustainable village and therefore policy HS02 states that larger groups of dwelling may be appropriate within the built up area boundary within the built up area boundary. This proposal represents a sustainable form of development, and is an efficient use of the site. The site area is 0.08 hectares and a development of 3 no. dwellings represents a density of 38 dwellings per hectare; an acceptable density in a sustainable location.
14. It is considered that this proposal represents a sustainable form of development, making efficient use of the land. Each of the three dwellings would have access to adequate amenity space and this scheme does not detrimentally affect the residential amenities of neighbours and it is considered that sufficient parking exists and more could be provided if required. The neighbours concerns regarding the insertion of an additional window relate to a window which serves a landing and therefore this can be obscure glazed and fixed shut; a condition is suggested to control and retain this.
15. The views of Suffolk County Council Highway Authority are still awaited and will be significant to the outcome of the application as adequate parking is required for the proposed development. A verbal update will be given at the meeting.
16. Policy HS32 states that proposals for new residential development, ranging from a single dwelling will be to provide open space in proportion to the number of dwellings. In this instance this would be expected to be provided by a financial contribution which will be used to enhance and improve the nearest existing provision. The financial contribution is based on the number of bedrooms per house and is normally secured via a planning Obligation.

17. Policy HS09 states that in windfall sites in settlements in rural areas the Council will seek to negotiate on a site to site basis an element of affordable housing of up to 35% of the total provision, having regard to the up to date Housing Needs Survey, market and site consideration and the sustainability of the proposed development. The Council's Housing Needs survey has shown that Bures St Mary has a high level of need and therefore it is considered appropriate to seek one of the dwellings on site to be provided as an affordable unit which would be managed by a registered social landlord. This will need to be secured via a planning Obligation.

REASONS FOR APPROVAL

18. Having regard to the pattern of existing development in the area and the relevant provisions of the development plan, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

RECOMMENDATIONS

- A Subject to satisfactory resolution of outstanding highway matters the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the 1990 Act to ensure:
- i) That one of the dwellings proposed are managed in such a way as to meet identified housing needs in perpetuity.
 - ii) The payment of contributions towards public open space provision.

Upon securing the above obligation the Chief Planning Officer be authorised to grant planning permission subject to the following conditions –

- Any as recommended by the County Highway
- Additional window in south elevation to be obscure glazed and fixed shut
- Remove PD rights in respect of extensions

Otherwise,

- B Refuse planning permission inadequate provision of affordable housing and public open space.

DECISION

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