

UTT/21/1117/FUL (Stansted)

Referred to Planning Committee as the property is owned by Uttlesford District Council

PROPOSAL:	Convert wardens house into 2 no. one bedroom flats
LOCATION:	1 Norman Court, Stansted, Essex, CM24 8NA
APPLICANT:	Mr B Golbourn, Uttlesford District Council. Council Offices, London Road, Saffron Walden, Essex, CB11 4ER
AGENT:	Mr S Friend, Uttlesford Norse Ltd, Water Lane, Newport, Saffron Walden, Essex, CB11 3TH
EXPIRY DATE:	16th June 2021 (Extension of time until 09th July 2021)
CASE OFFICER:	Nathan Makwana

1. NOTATION

1.1 Within Development Limits

2. DESCRIPTION OF SITE

2.1 The site is located within the development limits of Stansted. Norman Court is Retirement housing consisting of 23 flats. Built in 1978, it contains non-resident management staff, a Lift, Lounge, Dining room, Laundry, Guest facilities, Garden. New residents accepted from 60 years of age and above. Both cats & dogs generally accepted. Its tenure is social rented.

3. PROPOSAL

3.1 Planning permission is sought to convert the wardens house into 2 no. one bedroom flats.

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Town and Country Planning (Environmental Assessment): The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

4.2 Human Rights Act considerations: There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

5. APPLICANT'S CASE

5.1 The applicant has provided an access and transport statement, as well as a biodiversity checklist, along with detailed floorplans and elevations.

6. RELEVANT SITE HISTORY

6.1 None

7. POLICIES

National Policies

National Planning Policy Framework (NPPF) (June 2019)

National Planning Policy Guidance (NPPG)

Uttlesford Local Plan (2005)

7.1 S1 – Development limits for the Main Urban Areas
GEN1 – Access
GEN2 – Design
GEN4 – Good Neighbourliness
GEN5 – Light Pollution
GEN8 – Vehicle Parking Standards
ENV11 – Noise Generators and Exposure to Noise
H1 – Housing Development
H5 – Subdivision of Dwellings

Supplementary Planning Documents/Guidance

7.2 SPD – Accessible Homes and Play space (2005)

Other Material Considerations

7.3 Essex Design Guide
ECC Parking Standards (2009)
UDC Parking Standards (2013)

8. PARISH COUNCIL COMMENTS

8.1 Stansted Parish Council

8.2 No objection in principle but how do you get to the flat upstairs, as the stairwell will be converted into 2 wet rooms and we cannot see a staircase.

9. CONSULTATIONS

UDC Housing and Enabling Officer

9.1 As the application is regarding a sheltered housing scheme in UDC ownership it would not be appropriate for me to state whether I support the application or not. I will therefore just state that I can see the rationale for submitting an application that would convert the former Warden's 3-bedroom accommodation which is not suitable for re-letting as sheltered housing into two one-bedroom flats that are suitable for letting as sheltered accommodation.

UDC Environmental Health

9.3 Thank you for your consultation on the above planning application. I have reviewed the details and information provided.

I have no objections to the application and make no further comments.

10. REPRESENTATIONS

10.1 The neighbouring properties have been consulted of the planning application. A representation has been received neither objecting to the application nor supporting it.

The neighbour notification period expired on the 20nd May 2021.

10.2 Summary of representations received as follows:

10.3 can see parking provision for scheme

11. APPRAISAL

The issues to consider in the determination of the application are:

A The Principle of Development (NPPF, ULP Policies S1, H5)

B Character, Appearance, Design and Amenity (ULP Policies GEN2, GEN4, NPPF)

C Access and Transport (GEN1, GEN8, NPPF)

A The Principle of Development (NPPF, ULP Policies S1, H5)

11.1 ULP Policy S1 states that the development limits of the existing main urban areas and proposed urban extensions for Great Dunmow, Saffron Walden and Stansted Mountfitchet are defined on the Proposals Map. The application site therefore falls within the development limits of a defined main urban area.

11.2 ULP Policy H5 states that the subdivision of dwellings into two or more units will be permitted if the character of the area would not adversely be affected. The supplementary text at paragraph 6.15 states that "*the development of sites without a road frontage and the conversion of existing large residential properties, into smaller apartments for example, are also acceptable, again subject to safeguards*".

11.3 The application proposal is for the sub-division of an old warden's house into additional one bedroom sheltered accommodation. This proposal is considered to be compliant with ULP Policies S1 and H5 from the Uttlesford Local Plan 2005, as well as relevant provisions identified within the NPPF 2019.

B Character, Appearance, Design and Amenity (ULP Policies GEN2, GEN4, NPPF)

11.4 No external alternations are proposed and the works are entirely internal to allow for the conversion of the existing accommodation into two self-contained one bedroom flats.

11.5 The Parish Council raised a query regarding access. A separate plan has been submitted showing the access of these proposed flats. The existing dwelling will be split horizontally so that each flat will be accessed from the ground and the

first floor. They would be accessed internally, whilst the ground floor accommodation has a separate internal and external access.

- 11.6 No external changes are proposed and the external of the sheltered accommodation would remain the same. Some changes to facilitate the sub-division may occur, but these are considered non-material and would not impact on the street scene nor result in unacceptable harm to the residential or visual amenity of existing neighbouring residential occupiers .
- 11.7 The proposal is therefore considered to accord with the design and amenity criteria outlined in ULP Policies GEN2 and GEN4 as shown in the Uttlesford Local Plan 2005, as well as similar criteria outlined within the NPPF 2019.

C Access and Transport (GEN1, GEN8, NPPF)

- 11.8 A representation has been raised regarding car parking. A submitted access and parking statement has been submitted to respond to these queries.
- 11.9 For Flat 1, the property currently has one parking space along with a garage at the rear of the house. The proposal is to potentially knock down the garage to create an extra space for the flat's designated car park space. Future tenants can access the space by driving down Normans Way via Cambridge Road, this will then allow them to enter the flat from the rear.
- 11.10 For Flat 24, the property has one parking space along with a garage at the rear of the house. There will not be a designated parking space for this flat, however there will be space for the proposed resident at the front of the sheltered accommodation on a first come first serve basis, this will be accessed from Coltsfield Road.
- 11.11 On foot residents and tenants can access the flat from the path along Normans Way and Coltsfield Road. A path connects Coltsfield and Norman Way which gives the tenants' choice of entering for the front or the rear (for the ground floor accommodation).
- 11.12 There is also a bus stop roughly 250 yards away from the flat on Cambridge Road along with a petrol station at the top of Normans Way, around 100 yards away. Stansted Town Centre is approximately 503 yards away that is roughly a 5–10-minute walk.
- 11.13 Stansted is considered to be a sustainable town and there is public transport access available to nearby services and facilities. There are parking facilities available for both tenants as identified above.
- 11.14 The proposal is therefore considered to accord with ULP Policies GEN1 and GEN8 of the Uttlesford Local Plan 2005 and the NPPF 2019.

12. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A** The application proposal is for the sub-division of an old warden's house into additional one bedroom sheltered accommodation. This proposal is considered to

be compliant with ULP Policies S1 and H5 from the Uttlesford Local Plan 2005, as well as relevant provisions identified within the NPPF 2019.

- B** The proposal is considered to accord with the design and amenity criteria outlined in ULP Policies GEN2 and GEN4 as shown in the Uttlesford Local Plan 2005, as well as similar criteria outlined within the NPPF 2019.
- C** Stansted is considered to be a sustainable town and there is public transport access available to nearby services and facilities. There are parking facilities available for both tenants as identified above. The proposal is therefore considered to accord with ULP Policies GEN1 and GEN8 of the Uttlesford Local Plan 2005 and the NPPF 2019.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

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. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

Site Map

Organisation: Uttlesford District Council

Department: Planning

Date: 21 June 2021



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