Allerdale Borough Council

Planning Application

Reference No: 2/2012/0599
Received: 2 August 2012

Proposed Development: Conversion of first and second floors to 7 apartments consisting of
3 two bedroom and 4 one bedroom units

Location: Carlton Ceramics and Cafe
24 Senhouse Street
Maryport

Applicant: Mr Steve Wood

Drawing Numbers: 1 - Site Location Plan
120601-04 - Block Plan
120601-03 Edition C - Proposed Floor Plans and Elevations
(amendment received 18 September 2012)
Email received 14 September 2012
Email received 25 September 2012

Constraints: Settlement Limit HS5
Conservation Area: MARYPORT
ASCA Area
Adv Control Exclusion - Maryport
British Coal Area
Special Protection Areas

Policies: Allerdale Local Plan, Adopted 1999 (Saved)
Policy CO2 - Design of alterations in Conservation Areas
Policy CO8 - Use of upper floors in Conservation Area
Policy CO13 - The setting of a Conservation Area
Policy HS5 - New housing in settlements

Allerdale Local Plan First Alteration, June 2006 (Saved)
Policy HS8 - Housing design
Policy HS9 - Infrastructure requirements for housing

National Planning Policy Framework

Relevant Planning History: 2/2007/1202 Proposed conversion of former cinema to chinaware
decoration business, tearoom, retail shop and 'paint your own' centre – Approved.
**Representations:**

**Parish/Town Council** – Objections on the grounds of parking availability and the buildings fitness for purpose.

**Cumbria Highways** – No highway objections to the proposal in principle, your authority should be mindful of the fact that there is no off road parking associated with the development.

**Environmental Health** – No objections.

**Fire Officer** – No reply to date.

**Housing Services** – No affordable housing required on this site.

**United Utilities** – No objections.

The application has been advertised on site and adjoining owners have been notified.

No representations have been received to date.

**Report**

Planning permission is sought for conversion of first and second floors to 7 apartments consisting of 3 two bedroom and 4 one bedroom units, Carlton Ceramics and café, 24 Senhouse Street, Maryport.

**Site**

The application site lies within the defined town centre of Maryport, within its Conservation Area. The property is located on the corner of Senhouse Street and High Street, which is a prominent corner visible from several view points within the area.

The property is three storey and currently has planning permission to be used as a ceramics manufacturing centre with associated retail and office use.

**Proposal**

The applicant seeks consent to convert the first and second floor of the building to provide 7 self contained apartments, 3 x 2 bed and 4 x 1 bed units.

The works will include internal works to fill in the open space void at first and second floor and the necessary works to create the apartments. Externally windows will be inserted in the rear elevation and the elevation facing onto High Street with some of the windows on both elevations fitted with Juliet balconies.

The existing elevation is currently smooth render, the base storey only will be altered on High Street to create lined out render.
No alterations are proposed to the front elevation and the ground floor of the building will be retained as commercial use.

Policy

At the heart of the National Planning Policy Framework (NNPF) is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

Paragraph 23 of the NPPF says in trying to ensure the vitality of town centres you should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.

Assessment

The principle of creating housing at this site is considered acceptable and will assist in the ongoing use of the upper floors of the building in a town centre location.

Access to the apartments will be gained from the existing access on Senhouse Street and via the existing staircases.

The proposed alterations to the elevation on High Street are mostly to the extended blank element, with two small windows inserted above the existing windows adjacent. There are to be 8 windows installed which will be constructed in timber frame. The four windows at first floor level will be fitted with glass Juliet balconies. The floor plans show the window rebate will match those on existing windows.

The new façade along High Street which includes the insertion of windows and lined out base at ground floor gives the appearance of a solid chunky base which will look like many classical buildings. Planning and the Listed Building and Conservation Officer consider that this façade will enhance the appearance of the street and character of the conservation area, subject to appropriate rebates to the windows.

The rear elevation of the property which cannot viewed from the Highway is currently smooth render with double doors at ground floor that lead out into the private yard for the property and has few small windows openings. The proposal seeks to replace the existing openings on this elevation in different locations with 12 new windows, 6 at first floor level and 6 at second floor level with 8 of these having glass Juliet balconies. The windows on the rear elevation are to be alu-clad. No alterations are proposed at ground
floor.

The windows in the rear elevation will look out onto the courtyard associated with the property and the roofs of the commercial properties beyond this. This use of alu-clad windows (timber internally-aluminum externally) is considered appropriate on the rear elevation as it will not be visible from the public highway. The design and positioning of the windows are acceptable and will not result in an unacceptable loss to any existing buildings.

Refuge

The refuge bins for the building will be stored in the rear yard which has direct access onto Senhouse Street for collection.

Highways/Parking

The building is sited within the Town Centre, therefore there is limited parking available on street. The building is located close to public car parks down on the Harbour side. Officers are therefore satisfied that parking could be accommodated within the public car parks and therefore the application would not warrant a refusal on this ground.

The Highways Authority have raised no objections to the proposal.

Drainage

The foul sewerage and surface water will be disposed of via the main sewers. United Utilities raise no objections to this proposal.

Local Financial Implications

There will be benefits arising from the scheme through the New Homes Bonus scheme.

Conclusion

The proposal is considered acceptable and will secure the upper use of buildings within the town centre, while retaining the commercial frontage and use. It is considered that the proposed external alterations will enhance the appearance of the street and character of the Conservation Area.

The proposal complies with local and national policies and officers would recommend the application is approved.

Recommendation: Approved
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 
   Reason: In order to comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out solely in accordance with the following plans:
   1 - Site Location Plan
   120601-04 - Block Plan
   120601-03 Edition C - Proposed Floor Plans and Elevations (amendment received 18 September 2012)
   Email received 14 September 2012
   Email received 25 September
   Reason: In order to comply with Section 51 and Section 91 of the Planning & Compulsory Purchase Act 2004.

Notes to Applicant:

A separate metered supply to each until will be required at the applicant’s expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

On receipt of planning approval, the applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

United Utilities offer a sully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches Team (Tel No: 0870 7510101). It is the applicant’s responsibility to demonstrate the exact relationship between any assets that may cross the site and any proposed development.

Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact Sue Lowe Planning.Liaison@uuplc.co.uk to discuss the matter further.