DELEGATED DECISION REPORT

HPK/2011/0292 **39 SOUTH AVENUE**
21/07/2011 **BUXTON**

CHANGE OF USE FROM RESIDENTIAL TO OFFICE ACCOMODATION FOR CHARTERED ACCOUNTANTS

(FULL - MINOR)

MAIN ISSUES

- Neighbours Amenity
- Highway Safety
- Character of the Area

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

BC5 - Conservation Areas
Archaeological and Other Heritage Features
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries

RELEVANT PREVIOUS APPLICATIONS

None known

CONSULTATIONS

Publicity

Site Notice expiry date: 6 September 2011
Neighbour consultation period ends: 6 September 2011
Press Advert: N/A

County Highways

The submitted details indicate that the existing dwelling has 4 bedrooms but has no off street parking and no scope to provide any within the site curtilage.

The existing dwelling would need to be provided with up to 3 spaces; the proposed office use would require 4. However, South Avenue is subject to llimited on-street parking in the daytime during proposed office hours and although Grange Street opposite is subject to high demand for on-street parking the demand by residents is likely to be higher in the evenings when the office accommodation is closed.

No objections subject to restricted open hours.

Police Crime Prevention
No comment

Neighbours
5 letters of objection have been received on the following grounds:

- there is no history of use for business purposes in the area
- there is a shortage of housing but no shortage of business premises within the area
- no parking available – will increase congestion
- the character of the residential street in a Conservation Area will be altered
- the proposal will set a precedent that will change the community
- cannot guarantee the applicants claims that employees will walk
- harmful to local amenity and privacy

OFFICER COMMENTS

Permission is sought for the change of use of 39 South Avenue, a mid terraced house, to an accountants office.

The site is within a residential area and within The Hardwick Conservation Area.

The proposal seeks permission to change the whole of the building to an office – the applicants state that 7 people will be employed although the building is capable of accommodating more.

It is considered that the change of use will adversely affect the character of the area and will result in a loss of amenity to neighbouring residents in particular as a result of comings and goings, increase in demand for spaces and the emptiness of the property overnight. there are no shortage iof business premises to let within the town centre and it is therefore considered that this proposal should be refused.

RECOMMENDATION : **Refuse**

CASE OFFICER **Sue Ashworth** **DATE** **15 September 2011**

PLANNING APPLICATIONS MANAGER