

## SOUTH PLANNING COMMITTEE – 25 JUNE 2019

**DC/19/1186/FUL**

**EXPIRY DATE** 27 June 2019

### HOUSEHOLDER APPLICATION

**APPLICANT** Cllr Steve Gallant

**ADDRESS** 246 Ferry Road, Felixstowe, Suffolk IP11 9RU

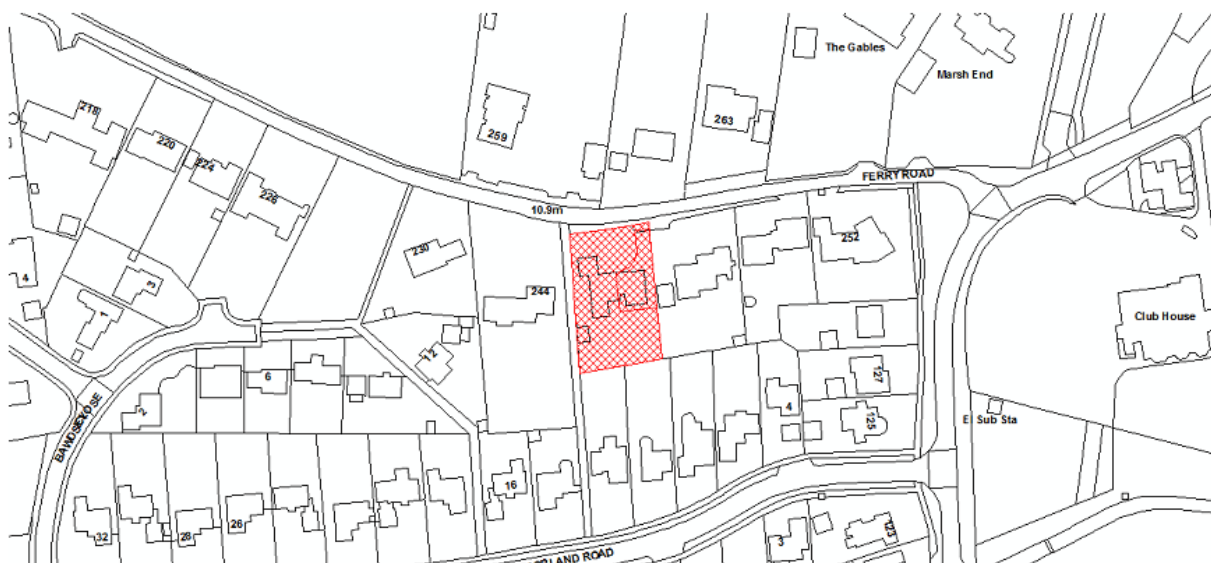
**PROPOSAL** Change of use from annex of dwelling to holiday let unit

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### **DC/19/1186/FUL - 246 Ferry Road, Felixstowe, IP11 9RU**

**DO NOT SCALE** SLA100019684

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## 1 EXECUTIVE SUMMARY

The proposal seeks to change the use of a residential annex to a holiday let unit.

This item has come before members on the grounds that the applicant is a Councillor at East Suffolk Council.

The proposal will not have a detrimental impact on highway and access arrangements, the holiday let occupancy will be restricted under condition so that it is used solely as holiday accommodation, and there will be no adverse impact on the environment of residential amenity. Additionally, the local plan recognises the benefits that tourism brings to the local economy, which the proposed use supports.

The application is recommended for approval subject to conditions.

## 2 SITE DESCRIPTION

- 2.1 The site is located at 246 Ferry Road, Felixstowe) and currently comprises a detached two-storey dwelling. A first floor extension, single-storey rear extension and alterations to driveway (to create attached annexe) was permitted under C/09/1350.

## 3 PROPOSAL

- 3.1 Change of use from annex of dwelling to holiday let unit.

## 4 CONSULTATIONS

- 4.1 Felixstowe Town Council “Committee recommended APPROVAL”
- 4.2 Suffolk County Council (Highways Authority) : No objection
- 4.3 East Suffolk Head of Environmental Health : No comment received
- 4.4 Third Party Representations : None received

## 5 PUBLICITY

- 5.1 The application has been subject of the following advertisement in the press:

Category	Publication date	Expiry	Publication
Public right of way affected	28.03.2019	18.04.2019	East Anglian Daily Times

## 6 SITE NOTICES

- 6.1 The following site notice(s) have been displayed at the site:

Site notice type	Reason	Date posted	Expiry date
General site notice	In the vicinity of a public right of way	28.03.2019	18.04.2019

## **7 PLANNING POLICY**

7.1 National Planning Policy Framework (2019).

7.2 East Suffolk Council - Suffolk Coastal District Local Plan Core Strategy and Development Management Development Plan Document (adopted July 2013) ("The Core Strategy") policies:

- SP1 Sustainable development
- SP1A Presumption in favour of sustainable development;
- SP8 Tourism;
- SP19 Settlement policy;
- SP21 Felixstowe with Walton and Trimley Villages;
- DM19 Parking standards; and
- DM23 Residential amenity.

7.3 Felixstowe Peninsula Area Action Plan Development Plan Document (January 2017) policies:

- FPP2 Physical limits boundaries; and
- FPP24 Holiday accommodation.

## **8 PLANNING CONSIDERATIONS**

8.1 The site is located within the physical limits for Felixstowe. Accordingly, in principle proposals for development within the defined physical limits boundary will be acceptable, subject to other relevant policies in this Area Action Plan, other Development Plan Documents, the Core Strategy and Neighbourhood Plans.

8.2 Improving the tourism potential of Felixstowe is seen as an important element in achieving the regeneration of the town. Providing continued support in principle to the tourist industry will therefore, remain a priority within the local plan. The need to strengthen Felixstowe as a seaside destination is recognised under Policy FPP24. As such, holiday accommodation is encouraged and supported across the Felixstowe Peninsula where proposals will have a positive impact on the local economy and respect the character of the surrounding street scene. In this instance, as the unit is already established, there are no additional impacts on the surrounding street scene. Furthermore, the proposal will not have a detrimental impact on highway and access arrangements, the holiday let occupancy will be restricted under condition so that it is used solely as holiday accommodation, and there will be no adverse impact on the environment of residential amenity. The local plan recognises the benefits that tourism brings to the local economy, which the proposed use supports and is therefore deemed acceptable.

8.3 The unit provides adequate internal and external amenity space, with a separate access provided at the front of the dwelling. The holiday let unit comprises two bedrooms, with a kitchen, lounge/diner and bathroom. A segregated outside amenity area at the rear is allocated for the use of the holiday let occupants. Overall, the application to change the use of the existing unit to holiday accommodation is not considered to cause adverse effects on the surrounding environment, neighbouring properties or on the future occupants of the unit.

8.4 Proposals for all types of new development are required to conform to the Council's adopted parking standards as set out in a Supplementary Planning Document (SPG3). Details provided indicate that there is sufficient parking on site, with the local highways

authority raises no concerns in relation to safety or traffic impacts. As such, the proposal is deemed in accordance with the respective policy.

- 8.5 The application is considered to be policy compliant and would add to the tourism offer in Felixstowe. No objections have been received and the application is therefore positively recommended.

## **9 Conclusion**

- 9.1 Overall, the proposed change of use to a holiday let is deemed acceptable and in accordance with all relevant local planning policies.

## **10 RECOMMENDATION**

- 10.1 Approve subject to the following conditions:

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act (1990) (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the proposed site layout and internal floor plan received on 18 March 2019.

Reason: For avoidance of doubt as to what has been considered and approved.

3. The premises herein referred to shall be used for holiday letting accommodation or as an 'annexe' and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order (1987) (as amended). The duration of occupation by any one person, or persons, of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the local planning authority agrees in writing to any variation. The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right. This condition is imposed to ensure that the development is occupied only as bona-fide holiday accommodation or as an ancillary annexe, in the interests of residential amenity.

**BACKGROUND** See application reference:

### **INFORMATION**

- C/09/1350: Erection of first floor extension, single-storey rear extension and alterations to driveway (to create attached annex)