

Delegated Decision Front Sheet

Officer Decision

OFFICER: Alex Conti		SERVICE AREA FUNCTION: Economic Development		DATE 19 th March 2018	
DECISION NO:		DELEGATION POWER Assistant Director Development & Planning – power to approve expenditure under £150k that does not effect more than one ward and is not controversial.			
DETAILS OF DECISION: To adopt the Interim Policy on Conversions of Residential Properties			IS IT A KEY DECISION?	Yes	
REASONS FOR DECISION: To provide local policy to be used as a material consideration in the determination of planning applications involving the sub-division and conversion of houses, on an interim basis, until the revised Local Plan is adopted.					
BACKGROUND: On the 19 December 2017, the Council's Executive approved the Interim Policy on Conversions of Residential Properties, for public consultation. The Interim Policy was prepared in order to take account of the increased number of submitted planning applications determined and approved by the Council for the sub-division of family housing into smaller living units. These types of conversion can have positive outcomes, such as an increase in smaller, and low-cost, dwellings that can meet the needs of specific parts of the community. They can also have their drawbacks, which include: very small living spaces that are inflexible to changing circumstances; increases in the number of waste bins with no additional space to accommodate them; wider local amenity issues arising from the increase in dwellings; and impacts arising from the associated increase in vehicles and insufficient parking space to accommodate them. There can also be amenity impacts (such as noise) on neighbouring properties, particularly where development affects relatively modern properties. In circumstances where lots of family housing has been converted to smaller units, there can reach a point where the established character of an area unacceptably changes, significantly impacting those residents who remain in family housing. The four week public consultation period, which commenced 15 January 2018, and closed on the 12 February 2018, was undertaken in accordance with the Council's 2016 adopted Statement of Community Involvement consultation procedures in relation to Supplementary Planning Documents. A small number of changes have been made to the Interim Policy to reflect comments made by the Planning Committee during the consultation.					
EXECUTIVE DIRECTOR FOR GROWTH AND PLACE CONSULTED: <i>Kevan Jones</i> 20/3/18.					
EXECUTIVE MEMBER(S) CONSULTED: Lewis Youwa <i>Lygaye</i> 19/3/18					
SIGNATURE: Assistant Director of Economic Development		DATE:		SIGNATURE:	
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