DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/08/0015/FULL

8 South Farm Road
Broadwater
Worthing

DESCRIPTION OF DEVELOPMENT

Change of use of first floor from storage accommodation to 1 x two bedroom self contained flat. External alterations to include roof extension at rear to accommodate second bedroom and bathroom, staircase and walkway to provide access to flat, single storey extension to ground floor shop and installation of rooflights to front roofslope.

The chemists shop would remain and a single storey flat roofed rear extension built to provide compensatory accommodation for toilets and storage but the upper floor would be converted to a flat. The flat is accessed from the rear alley by means of external stairs sited on the south side adjacent to aide alley/No 4-6.

The rear extension retains a small rear yard for the chemist with separate access to the rear alley. A box dormer is proposed in the rear slope. Originally this filled the entire roof slope but revisions have seen this reduced so that it sis setback on the sides and the eaves, though the flat roof still aligns with the main roof ridge.

Discussion with the applicants on providing access to the flat via the existing side alley serving No 4A and the provision of a screen to the stairs but no revised scheme has yet been submitted.

DATE OF SITE VISIT: 1.2.08

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The property which is the subject of this application is a two storey end of Victorian terrace in the designated South Farm neighbourhood shopping centre, on the east side of the road, close to the railway and main station. The property is used single storey a chemist – the upper floor and two storey outrigger and single storey rar extension are used for ancillary storage.

An alley serving the back of the shops/flats in South Farm Road runs at the rear from Cross Street through to Victoria Road/Railway Approach with access to a back gate. The alley is a public footpath, though uninviting and in poor condition, strewn with rubbish and muck.

To the south of the property is another terrace, of mainly shops/ commercial on the ground floor with flats or storage above. It is separated by a gated side alley providing access to the flat above 4-6 (4A). Direct access is through a rear yard and up some external stairs.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Polices BE1, H18, TR9
Saved West Sussex Structure Plan policies NE1, LOC1, ERA1,CH1, DEV4, DEV5, and DEV1
PPS1: Delivering Sustainable Development
PPG13: transport
PPS3 Housing
PPS6: Planning For Town Centres

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

Environmental Health Manager: No objections, subject to refuse storage provided

Strategic Housing and Policy Manager

BE1: Building Design
TR9: Onsite parking provision
H16: Ancillary Development
H18: Reduction in amenity for local residents
S11: Within retail Core of neighbourhood shopping centre

Structure Plan policies

DEV1: High Quality Development
NE14: Walking, cycling & mobility

Issues:

The site is within the retail core of the South Farm Road neighbourhood shopping centre and is therefore subject to saved policy S11. This policy states that changes of use of the ground floor areas from A1 to other uses will not normally be permitted. Because this proposal relates to the conversion of the upper floor storage areas and the rear of the property, there are unlikely to be any relevant policy objections with regard to saved policy S11.

The proposal appears to make the most efficient use of land and will contribute to Worthing's overall housing stock meaning it can subsequently be supported under saved Structure Plan policy ERA1. However, development should not be permitted unless the architectural composition and character is of a good standard of design and compliant with saved policy BE1.

The development intends to extend to the rear of the existing property; therefore it must be ensured that the amenity of the existing residents is not overtly affected in accordance with saved policy H18. The proposal should also not have a negative effect on the existing street scene and character of the local area in accordance with saved policy H16.

Although the proposal does not make provision for additional parking at the site, given the sustainable location of the development, it is unlikely to be a problem. The views of the highways authority should however still be obtained regarding the additional pressure to on-street parking in the area. Provision for cycle storage would be welcomed under saved Structure Plan policy NE14.

Conclusion:
Subject to the considerations mentioned above, I see no relevant policy objection to the above application.

Highway Authority

This application has been dealt with in accordance with the Development Control Scheme protocol in respect of proposals for the development of single residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the Highway Authority offer advice to the planning authority.

This proposal has been considered using the supporting information and plans submitted with the application, together with other available sources of information.

This application proposes the conversion of an existing property to 1 x bedroom flat. There is no existing off-street parking, nor is any proposed. The property is situated Worthing Town Centre. I have also checked our most recently available verified accident records, which reveals there has been a serious road traffic collision at the end of South Farm Road approximately 30 metres away from the property in question. The accident occurred on the 1st May 2005.

In terms of transport, the property is situated in a sustainable location. The property is within walking distance of a range of services and public transport, hence there is less reliance as such on a use of the private car. This application therefore is in compliance with PPG13 and policy Dev4 of the West Sussex Structure Plan 2001 – 2016 in encouraging the use of sustainable transport.

Cycle parking should be included, if not already available. This must be secure, covered and be capable of storing at least one cycle per bedroom of the converted building. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Any approval of planning permission would be subject to the following condition:

Cycle Parking (to be covered and secure; details to be submitted to LPA for approval; to be provided and retained prior to occupation of the new units).

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issues raised by this proposal are:-

- Principle of residential use
- Impact on the amenity of neighbours and future occupiers
- Impact on the integrity of the design of the property and character of the townscape.
- Parking & access

Principle of residential use

The residential use makes efficient use of and underused upper floor in a sustainable location which contributes towards the structure plan housing target and is acceptable in principle.

Impact on the amenity of neighbours and future occupiers

The new flat would sit aobve a chemists and be flanked by two retail uses at ground floor with storage/flats on upper floor. No significant disturbance is anticipated for any party, though the flat fronts onto the busy South Farm Road and is close to the railway crossing. The flat would have access to a rear yard as an amenity area and refuse storage; refuse storage for the chemist would also be retained.

The principal concern is the exclusive reliance on the rear alley to access the new flat. This presents a very unattractive prospect for future occupiers, having to negotiate a very unsavoury route along a rubbish strewn, largely enclosed and unattractive path, though there is lighting further down the path and a number of other flats in South Farm Road/Teville Road also rely on this alley for their main access. Issues of actual or perceived personal security for future occupiers also arise in this unsavoury environment.

A secondary concern is the loss privacy to the adjacent flat at 4A from future occupiers using the new rear external stairs which sits very close to a rear window serving a bedroom in the flat.

Impact on the integrity of the design of the property and character of the townscape

The rear single storey extension is secluded at the rear and modest in scale. NO harm would result. The rear stairs are a conventional feature on the back of the terraces here and do not intrude visually. The rear dormer has been substantially reduced in size and though the height would preferably be significant below the roof ridge, in view of the quality of the townscape here a refusal on design grounds would be difficult to sustain.

As such the proposal is unlikely to give rise to unacceptable visual impacts.

Parking and access

No parking is provided but the site is in a very sustainable location and there is scope to provide cycle parking in the courtyard.

RECOMMENDATION:

Refuse Permission on the following grounds

The proposal would provide an unacceptable quality of environment and living conditions for future occupiers of the new flat and neighbouring occupiers by reason of the reliance on the unattractive and foreboding rear alley for sole access to the new flat and the proximity of the proposed rear external stairs to the adjoining flat and consequent loss of privacy for this neighbour. As such the proposal is contrary to Saved Worthing Local Plan policy H18 and Saved West Sussex Structure Plan Policy DEV1. and PPS1 .

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?
Y / ~~N~~

DELEGATED

Case Officer sign..... [redacted] ...Date... 3.3.08

Authorising Offi sign..... [redacted] .Date... 3.3.08