Expiry Date - 07/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0682/23 Recommendation – APPROVE

Site: **Former Ashdown Road Playgroup School 6 To 8 Ashdown Road Worthing West Sussex**

Proposal: **External alterations comprising removal of rear (East) conservatory (No.6), alterations to rear windows/doors, new and altered rooflights to rear and North side, cycles stores to rear yards, services alterations, plus revised internal layout to provide room in roof (No.8) in association with previously consented prior approval for the change of use of the of the building from day centre to 2no dwellings (NOTICE/0004/22) (part retrospective)**

Date of site visit: 06.06.23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a single storey Victorian building on the corner of Ashdown Road and Little High Street.

The building is flint faced with painted quoins to the principle East front elevation with raised parapet gable and evidence of a removed chimney stack, now capped off within the valley. The Northern façade is of lesser architectural treatment and faced with brickwork, interspersed with sash windows under red brick arched heads. A later infilled porch also masks much of the North elevation. The South elevation forms the boundary with the adjacent residential properties at No. 4. And is primarily brickwork to the full extent. The East elevation (or rear) consists of painted brickwork and later porch and conservatory additions.

A flint wall encloses the east boundary from the residential flats neighbouring. A later brickwork wall encloses the remaining yard space to the north onto Little High Street. The property sits under a slate roof with raised flat section in the centre.

The building is within the Little High Street Conservation Area and is noted as a local interest building.

Proposal

Expiry Date - 07/07/2023

This application seeks a variation to the plans approved under NOTICE/0004/22 which gave permission for the conversion of the property into two 2 x bedroom dwellings

The alterations involve installing a small mezzanine to unit 8 to provide a Study at first floor. In connection with this change, the Northern roof slope which faces onto Little High Street is proposed to have the three existing rooflight windows removed and replaced with one conservation rooflight. An additional small rooflight is proposed to be added to the internal valley of the roof.

Within the rear gardens, the previous upvc conservatory and other equipment is to be demolished and cleared, creating two private external spaces, enclosed by the existing walls with a close boarded subdividing fence. The removal of the conservatory will require some making good to the rear wall of No. 6 which will be rendered.

At the rear east elevation replacement double glazed doorsets are proposed.

The previous secondary glazing units will be refurbished or replaced with new like for like, enabling the remaining single glazed windows to be retained.

Relevant Planning History:

WB/748/72 Change of use of premises from office to playgroup for max 12 Children

WB/973/72 Change of use from offices to community centre including meeting rooms, offices and art studio in addition to playgroup.

WB/0400/98- Erection of a conservatory to the rear and side entrance porch.

AWDM/2165/21- Application for Prior Approval of Proposed Change of use from former day care centre to 2no. flats (Use Class C3).
Refused:

The proposed layout and existing openings does not afford some habitable rooms within the development with adequate natural daylight, as such the application does not accord with requirements of Paragraph MA (2)(f) and therefore the conditions of Schedule 2, Part 3, Class MA of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) have not been met.

NOTICE/0004/22- Application for permitted development for prior approval for change of use of former day centre to form 2no. dwellings- APPROVED

Consultations:

WSCC Highways

Expiry Date - 07/07/2023

This application is for external alterations comprising removal of rear (East) conservatory (No.6), alterations to rear windows/doors, new and altered rooflights to rear and North side, cycles stores to rear yards, services alterations, plus revised internal layout to provide room in roof (No.8) in association with previously consented prior approval for the change of use of the of the building from day centre to 2no dwellings
(NOTICE/0004/22) (part retrospective).

The site is located on Ashdown Road, an un-classified road subject to a speed limit of 30mph.

No vehicular access to the site currently exists and no alterations to this situation are proposed. The LHA would not raise any highway safety concerns to the proposed external alterations or addition of room in roof. Whilst this room could be utilised as a bedroom, providing a third bedroom for one of the previously approved dwellings, any additional parking demand could be accommodated on street in this location. The LHA would not anticipate that this would result in a highway safety concern in this location, however, the LPA may wish to consider the impacts of this proposal on on-street parking from an amenity point of view.

The proposal amends the cycle storage to the rear of one of the dwellings, to remove the approved shed/cycle store and provide a smaller cycle storage unit. The LHA would not raise any concerns with the proposed cycle store.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer

Adur and Worthing Councils

Environmental Health (PSH)

The Private Sector Housing team objects to the proposed development as it creates an unacceptable inner room arrangement that may prevent safe escape from the property in the event of a fire

Environmental Health- No comments

Representations: None received

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Worthing Local plan (2020-2036)
DM1- HOUSING MIX
DM5- QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM24- THE HISTORIC ENVIRONMENT

Planning Assessment

The creation of two dwellings is acceptable in principle in this sustainable location, NOTICE/0004/22 accepted the principle of residential development the key issues are the impact on the conservation area and visual amenity, residential amenity for future residents, impact on neighbouring properties and parking and accessibility

Design, and the effect on the Character and Appearance of the Conservation Area

The starting point is whether the development would preserve or enhance the established character and appearance of the Conservation Area.

The Little High Street Conservation Area document identifies this section and the architectural historical and townscape elements to be preserved as:

Buildings in the area exhibit the traditional local materials of flint, brick and stucco. This applies also to the boundary walls. Roofs are traditionally red clay tiles, of grey slate, although the character and appearance of the area has to some extent been eroded by re-roofing with concrete interlocking tiles.

The current application would involve minor alterations to the external appearance of the building, the exterior will be improved on the northern elevation with the removal of 3 rooflight windows into one conservation type would also be an improvement. The building will remain in its original form and materials with improvements to windows and doors where necessary and in character with the building. The proposals will preserve the conservation area in accordance with DM5 and DM24 of the Worthing Local Plan

Residential Amenity

Living Conditions of Future Occupiers

The NPPF specifically advises at paragraph 185 that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The application seeks to provide a mezzanine area in no. 8 to provide a study area accessed via a single flight of stairs. The area would be lit by a rooflight window in the existing valley of the roof. The remaining downstairs accommodation remains largely as approved in layout from NOTICE/004/22.

The Private Sector Housing team objects to the proposed development as it creates an unacceptable inner room arrangement that may prevent safe escape from the property in the event of a fire.

The applicants have responded that:

Under the Building Regulations, AD Part B -para. 2.2, any habitable room on a floor up to max. 4.5m from ground level must have either; a. an escape window as para 2.10 or b. direct access to a protected stair as para 2.5a.
Also, as per Para. 2.11 – e , any use of room may be permitted as an inner room up to 4.5m max floor height, provided it has an emergency escape window as described in Para 2.10.
For clarification, the new room will be compliant with the Building Regulations as it will be at first floor (below 4.5m from ground level) and provided with a suitable emergency egress (as para 2.10) from the rooflight window.

Although Environmental Health have raised concerns about the internal room, the applicant has provided supporting information that the room would comply with Building Regulations. All other aspects of the layout remain as existing and as such it is not considered that the application could be refused on this aspect.

Effect on amenities of neighbouring occupiers

The proposed alterations would not have an impact on the amenity of adjoining residential properties.

Highway Safety

There is no on-site parking provision. On-street parking is within the CPZ (permit holders or pay & display). The Highway Authority has raised no objection bearing in mind the highly sustainable location of the site, within easy walking distance of the facilities of the town centre, and bus services.

The proposal amends the cycle storage to the rear of one of the dwellings, to remove the approved shed/cycle store and provide a smaller cycle storage unit. The LHA would not raise any concerns with the proposed cycle store.

CIL

It creates a new dwelling, so is CIL liable.

The mezzanine creates additional floor space although the proposal also involves the removal of a conservatory. No additional floorspace created.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials and works of making good
4. Hours of construction
5. No additional openings
6. Remove permitted development
7. Bin storage provided
8. Cycle parking

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- Southern Water
- Precautionary land contamination
- Asbestos

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jackie Fox Date: 06.07.23

Authorised by: Jo Morin Date: 10.07.2023