Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1083/15

Site: **35c Buckingham Road Shoreham-By-Sea West Sussex**

Proposal: **Change of use of 4 bedroom maisonette to one 1 bedroom flat and one 2 bedroom flat on first and second floors**

Date of site visit: 23.09.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application proposal is for change of use of a 4 bed maisonette to 1 no. 1 bed and 1 no. 2 bed flats. The application property is currently a large semi-detached Victorian property, previously extended and currently converted into flats.

The surrounding area is predominately residential, just north of the Shoreham train station.

Relevant site history

None

Consultations (summarised)
Southern Water: *add informative*

West Sussex County Council Highways:

There is no existing off-street parking currently, nor is any proposed. 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 no reliance as such on the use of the private car. This application therefore is in compliance with the NPPF (2012) 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 No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority. Reason – To provide alternative travel options to the use of the car in accordance with the NPPF (2012).

Adur & Worthing Councils Engineers:

Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 1 and appears to be unaffected by surface water flooding. The application is for the subdivision of a floor within the property with no external changes. Therefore we have no comments on this application.

Adur & Worthing Councils Environmental Health: *With reference to the above application, as this property is within a larger residential block I would advise that all works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted.*

Representations
None

Relevant Planning Policies

National Planning Policy Framework
Adur District Local Plan saved policies: AG1, AH3, AH5, AH6, AH7, AH9 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.4 'Flat Conversions'

Planning Assessment

Principle

The building is already converted, so there is no loss of a family house and the existing maisonette does not provide for accommodation ideal for a family. The proposal would bring forward two units of accommodation that would contribute to the housing stock in the district.

Saved Local Plan Policy AH9 allows the conversion of dwellinghouses into smaller self-contained units, subject to adherence to the issues addressed below.

Visual amenity

Having the bins at the front of the building is unfortunate but this is the present situation, so the visual impact would be no worse.

Residential amenity – future occupiers

Future occupiers would be provided a logical layout and room function, stacking, and room sizes to satisfy the Council's adopted standards in relation to conversions. Communal outdoor space would be available at the rear.

Adequate bin and cycle provision will be provided.

Residential amenity – residents

Comings and goings, and noise and disturbance, would remain domestic in nature and comparable to the existing maisonette.

The hours of construction work can be limited in line with Environmental Health's recommendation to reduce the worst effects of disturbance during the build out.

Parking and Accessibility

No on-site parking provision is proposed. However this is the present situation and the site is in close proximity to Shoreham train station and the services and facilities of Shoreham town centre, so the absence of on-site parking satisfies the Council's parking standards/methodologies.

The parking demand and need generated by two smaller units of accommodation would be comparable to that of the existing 4 bed maisonette. Accordingly, this proposal would not materially exacerbate on-street parking congestion. A new additional cycle store is to be provided to encourage an alternative to the motor car.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Limitation on construction hours
4. Bin store provided and retained
5. Cycle store provided and retained

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.

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

Case Officer: Matthew Porter Date: 26-10-2015

Authorised by: Peter Barnett Date: 27 October 2015