Development Management – Delegated Officer Report

Application Number: AWDM/0651/23 **Recommendation: Approve**

Site: **1 - 3 Underdown Road, Southwick**

Proposal: **Conversion of single dwelling house into 2no. houses.**

Date of Site Visit: 29 June 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a large attached 4 bed property at the southern end of Underdown Road, on the corner with Cross Road. Vehicular access and parking is from Cross Road, as is the main entrance currently.

It is proposed to convert the single dwelling into two dwellings, to be divided vertically. The southern part would become a 3 bed dwelling with an entrance on the south elevation and the northern part would be a smaller 2 bed dwelling, utilising the existing entrances to the west and east.

Two parking spaces are shown, 1 for each dwelling. The existing crossover from Cross Road is to be widened.

Planning History:

Various extensions

Consultations:

West Sussex County Council: The Highways Authority has no objection. Comments that no alterations to the existing VCO are proposed. From inspection of local mapping, only one of the existing car parking spaces is served by a dropped kerb, and the LHA requests that the existing dropped kerb be widened to facilitate access to the additional two car parking spaces. This would be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The existing parking area appears to provide off-street parking for at least 3 vehicles. It is unclear from the proposed plans how many of the existing parking spaces will be allocated to each proposed dwelling. Details of this can be secured via condition. The WSCC parking demand calculator would expect a minimum of 4 parking spaces (2 per dwelling) to be provided. However, there appears to be space for any overspill parking to be accommodated on street in this location. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.
Secure and covered cycle storage has not been demonstrated on the proposed plans. The LHA would request that cycle storage be provided for each dwelling to encourage sustainable transport methods and reduce reliance upon the private car. Details of this can be secured via condition.

Adur & Worthing Councils: No objections on **PSH** grounds. **Public Health** recommend hours of construction condition.

Southern Water: Standard advice

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 20, 22
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Policy 20 of the Adur Local Plan seeks to secure a range of dwelling types, tenures and sizes which should meet the nationally described space standards unless it cannot be met through conversion or subdivision. When considering proposals for conversion of dwellings into flats or maisonettes, account should be taken of the size and type of property to be converted, the effects on adjoining dwellings and the character of the area, including the current mix of dwellings. Proposals which result in the loss of dwellings to non-residential use will not be supported, unless facilitating the provision of a community facility.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

There are minimal changes to the external appearance of the building. The conversion to two houses will not have a noticeable impact on the appearance of the street or the character of the area.

Residential amenity

The floor area for each dwelling will be 96.5m2 for the 2 bed house and 114.8m2 for the 3 bed house. Both comfortably exceed the minimum national standard.

The plan shows the garden as being divided with the majority given to the 3 bed house and only the parking forecourt given to the smaller house. Further consideration needs to be given as to how the garden areas will be divided and the applicant has agreed to deal with this by way of a condition.

A condition to prevent future extensions, alterations and outbuildings is also considered necessary.

Parking and access

Access will be as existing from Cross Road with the crossover widened as per WSCC advice. 1 parking space per dwelling is proposed plus cycle storage for each dwelling.

While parking provision is lower than would be expected, there is sufficient space on street to accommodate any overspill without harm to local amenity. There is no highway objection to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose
4. 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

5. Works of construction or demolition, 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
   Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
6. The development hereby approved shall not be occupied until a plan has been submitted to the local planning authority and approved in writing, showing the proposed garden areas for each property. The garden areas shall be provided in accordance with the approved details prior to first occupation.
7. Removal of PD

Is recommendation contrary to letter(s) of representation N

1. 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.

2. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Case Officer: Peter Barnett Date: 27 July 2023

Authorised by: Jo Morin Date: 27.07.2023