Development Management - Delegated Officer Report

Application Number: AWDM/1072/23 Recommendation – APPROVE

Site: First Floor, 82 - 84 Crabtree Lane, Lancing, BN15 9PJ

Proposal: Change of use from first floor offices to a residential flat (C3)

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is a terraced property, located on a corner position fronting both Crabtree Lane and Grand Avenue, and relates to both 82-84 Crabtree Lane. It is a two storey property and currently in use as a hairdressers on the ground floor with the first floor appearing to be vacant. The shopfront for the ground floor use also wraps around the corner position to both the aforementioned roads. A side door located on Grand Avenue is the access to the first floor.

The property is located close to the shopping area of Lancing Town Centre, but is predominantly located within a residential area. A recreation ground (Monks Recreation Ground) is located on the opposite side of the road (south).

The site is not in a Conservation Area and is not a Listed Building

Proposal:

Permission is sought to change the use of the first floor from offices (Class E) to a residential flat (Class C3).

Relevant History:

AWDM/1050/18 Conversion of first floor offices (A2) to 1no. 3 bedroom flat (C3). **Approved 29.08.2018**

L/9/01/TP Change of use of first floor offices to a three bedroom flat (82 & 84 Crabtree Lane). **Approved 19.02.2001**

L/430/71 Change of use to offices. **Approved 16.11.1971**

Representations: None received

Consultations:

Env. Health Public Health & Regulation:

Please attach the following condition to any permission granted.

"Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the commercial unit below has been submitted to and approved by the Local Planning Authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines to minimize noise in residential dwellings. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise."

Southern Water:

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

WSCC Highways:

No vehicular access is associated with this site. The proposed change of use from offices to a single residential unit is not anticipated to give rise to a material intensification of movement to or from the site.

No vehicular parking is proposed, as per the existing arrangement. Under WSCC Parking Standards, two parking spaces would be expected for a dwelling of this size. As such, parking would have to be accommodated on-street. The LHA does not anticipate that the existing nil car parking provision would lead to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on the on-street parking from an amenity point of view.

In summary, 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 NPPF (para. 111), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 9, 15, 27
National Planning Policy Framework 2021

Planning Assessment

Principle:

There is no objection in principle to the proposal for residential use above a commercial area. The key concerns are the effects on the existing visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

The site is located close to a town centre location where mixed uses are accepted, indeed, the terrace was originally constructed as retail/commercial on the ground floor with residential above. Over time the first floor gained planning permission for a change of use to offices (1971), where it remained to the present time, despite gaining planning approvals to convert the first floor back to residential.

Other than removing a wall between the 2no. toilets and installing a bathroom suite, very little needs to be done to the first floor in order to implement the residential use. There is a separate door facing onto Grand Avenue, which serves as the entrance to the first floor, thereby not having to inconvenience the ground floor hairdressers in any way.

There are residential uses to some of the first floor units and in the wider area, and the changes sought by this application will not affect their existing amenities.

Further, the site is located within a predominantly residential area, meaning the first floor flat would be readily assimilated within the locality.

Furthermore, although this application is not submitted as a Lawful Development Certificate, it is noted that the current legislation for permitted development, allows such a use as this, with Class E on the ground floor and residential over.

WSCC Highways have commented on this application, and it stands to reason that there would not be a material change to car parking needs for the residential use as the existing offices would have generated the need for several car parking spaces.

It is considered that the use as proposed will be acceptable within this location, and will not result in a material loss of visual or residential amenities to the locality.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Noise

Informative:

1. Approved without amendment

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

Case Officer:	Eve Hearsey	Date:	29.09.2023
Authorised by:	Peter Barnett	Date:	29 September 2023