Expiry Date – 18/11

Development Control – Delegated Officer Report

Application Number: AWDM/1496/19 Recommendation – Grant

Site: 21 North Road, Lancing

Proposal: Alterations and extension to existing store buildings to create 1no. one bedroom dwelling

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/11

Site and Surroundings

The application relates to the rear of an A1 carpet shop. The unit is a 3 storey end terrace unit within the central shopping area of Lancing on the west side of North Road. The railway station is to the south of the site. The site has a shared side passage which serves the rear of both No. 21 and No. 17, a wellbeing centre. Upper floor flats (19 and 23) also have their access off this side passage. There is a change of level in the rear yard with the detached store and land in front of it being on higher ground than the main building.

The site is within the main shopping area of Lancing. Policy 9 of the Adur Local Plan is relevant here. The site is designated in the Local Plan as being within the primary frontage of Lancing Village centre.

There is a mixed use of units within the shopping street, with retail shops, takeaways, cafes, banks, estate agents, chemists and Post Office. Asda retail store is within easy walking distance south of the railway.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to extend the existing tail of this retail shop and connect it to the rear outbuilding, including a covered way, to form a one bedroom flat. A small courtyard is to be created for the flat which is to house the bin store area.

The existing frontage carpet shop is already separated from the rear store building by the access to the upper floors maisonette

Relevant Planning History

AWDM/1532/18 - Application for a Lawful Development Certificate for proposed use of building from Class A1 to a mixed use building, comprising A1 shop to ground floor and 1 x 2 bedroom maisonette (Class C3) to first and second floor. Granted 15.11.18

Consultations

Highways:

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary

This proposal is for alteration and extension to existing store buildings to create a one-bedroom residential dwelling. The site is located on North Road, a C-classified road subject to a speed limit of 30 mph.

Access and Visibility

No vehicular access is associated with this site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals 4 recorded collisions within the vicinity of the site. However, none of these were attributed to road layout or any road defects. Therefore there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

A nil car parking provision is proposed for this development. The WSCC car parking demand calculator has indicated that a dwelling of this size in this location would require 1 car parking space. Any overspill vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be considered a detriment to highways safety. North Road does have double yellow lines on both sides in places. The LHA does not anticipate that highway safety would be detrimentally affected through the nil parking provision. The planning authority may wish to consider the potential impacts on on-street parking from an amenity point of view.

No cycle parking has been demonstrated in the plans. Under WSCC parking standards, the LHA would expect 1 cycle parking space for a dwelling of this size. The applicant is advised to demonstrate secure and covered cycle parking to promote the use of sustainable alternative modes of transport.

Sustainability

The site is situated in a sustainable location within walking distance of shops, services and schools. Lancing Train Station is an approximate 2 minute walk from the site. Bus stops on nearby Sompting Road offer regular connections to Durrington and Lancing as well as hourly services to Shoreham and Arundel. Cycling is a viable option in the area.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition 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 plans and details submitted to and approved by the Local Planning Authority.

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

Health:

'Private Sector Housing

'The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Public Health:

Please may I request the following are attached as conditions to any permission granted.

1. 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

2. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.'

Technical Services

'Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 1 and has a low risk of surface water flooding. We therefore have no objection to the proposed development on flood risk grounds.

The application form indicates that surface water will be disposed of via main sewer, southern waters correspondence indicates that there are no surface water sewers in the vicinity. Surface water should be kept out of the foul sewer. As a result of the scale and location of development we have no conditions to request, any alterations to surface water drainage must be designed and constructed in accordance with building regulations.'

Southern Water

'Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructure-charges

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk'

Representations

Lancing Parish Council: No objection

Objection from No. 17 (clinic/wellbeing centre).

1. The side access is already full of bins from two flats (19 and 23) and one shop (21). There is no room for more.
2. This side passage is also a compromised fire escape. Another flat will worsen this situation.
3. The sewerage is struggling already. It has to be unblocked twice recently. A further unit will overload the system further which was not designed for this level of infilling.
4. This is a business area and more residential noise pollution may compromise our business (medical).

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 3, 9, 15, 18, 20, 22, 27, 33, 34, 35 and 36
DLG's Technical Housing Standard of 2015.

Planning Assessment

Principle

The principle of development can be supported as it creates a dwelling on a brownfield site within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area, impacts on neighbour amenity, highways, drainage and flood risk. The quality of accommodation to be provided should also be considered.

Character

The development is between the rear of the main building and the rear outbuilding. It will not be visible form the road. No. 25, Poundstretcher, to the north, has a high sided single storey rear store extension. No 15, to the south has a deep rear single storey extension with tall pitched roof. The extension itself will not be out of character. The development of a single storey rear dwelling is untypical but if in all other respects the works are acceptable this would not be a strong reason to withhold planning permission.

Neighbour amenity

The main addition adjoins the high sided extension of Poundstretcher. The covered hall way will bring the new pitched roof down to attach to the shared garden wall with No. 17. This involves an increase in the height of this wall by a maximum of 650mm to 2.5 metres. This is not for the entire length of the garden as it does not commence for the first 2 metre depth, beyond the main rear wall, and does not include the proposed patio garden area which is 4.9 metres deep.

No.17, to the south, is a clinic/wellness centre. It has a side door, kitchen window and high level windows to a counselling room in its side wall facing this extension. This room also includes a roof light and possibly includes a glazed side door, though it is not clear whether this is to a lobby area.

It is not considered that the rear extension will be harmful to neighbour amenity above or either side. The noise associated with the extra dwelling is not expected to harm local business either.

Quality of accommodation

This one bedroom flat has a floor area of approximately 50 sqm, including the long hall way and store room. This meets the minimum floorspace standard of the DLG's Technical Housing Standard of 2015 for a one bed, 2 person unit. The dwelling is provided with its own patio area of 8.5 metres which is unusual for a town centre flat. All habitable rooms are provided with good levels of light and ventilation. The Private Sector Housing team has some concerns about the layout. The informative advising discussion with this team prior to works commencing is recommended.

Highways/Waste

No car parking provision can be provided. This site is however, very close to Lancing train station. A number of bus routes also serve North Road. The absence of car parking is not significant. Cycle parking can be provided in the courtyard if required.

Drainage/Flooding

The site is in flood zone 1 and therefore not liable to surface water flooding. Surface water drainage is not available to this small site and Southern Water does not wish to

see surface water drain to the foul system. A pre-commencement condition requiring the applicant to submit surface water details is recommended.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as per plans
4. Bin storage
5. Details of surface water

Informative

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 Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.
3. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk
4. Public sewer crossing site.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 12.11.19
Authorised and signed by:	Peter Barnett	Date: 12 November 2019