Development Management – Delegated Officer Report

Application Number: AWDM/0937/24 Recommendation: Approve

Site: 60 Holmbush Way, Southwick

Proposal: Internal alterations to create 2no. self contained flats with 2no. parking spaces, including construction of new raised parking area to front.

Date of Site Visit: 25 September 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached bungalow on the south side of Holmbush Way which is in use as a convenience store at the front of the building but which is a 3 bed residential dwelling for the remainder of the property, over 2 floors. Permission has been granted to remove the shopfront and to reinstate the property as a single dwelling (AWDM/0335/24).

This application seeks to retain the existing dwelling at the rear and first floor but to use the former shop floorspace as a single 1 bed flat. The changes to the front elevation, including removal of the shop front, are the same as previously approved. The layout shows a bedroom on the east side of the flat with a kitchen/living/diner and small bathroom on the west side. The existing dividing wall to the dwelling beyond remains.

A new parking space is proposed at the front, to be constructed as a raised area at the front of the property due to the drop in ground levels from the road to the front of the building. Parking to the existing dwelling is shown as being provided in the rear garden with access via a shared drive between 62 and 64 Holmbush Way.

Planning History:

AWDM/0335/24 - Part change of use from shop at front of property to full residential dwelling, external alterations to front North elevation - approved

AWDM/0894/21 - Retention of rear orangery (retrospective) - approved

Consultations:

West Sussex County Council: The Highways Authority: Original Comments: No objection. The site is served by an existing dropped kerb access point on Holmbush Way, and no alterations are proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Holmbush Way.
Each unit will be provided with one off-street car parking space, totalling two spaces for the site. The WSCC Car Parking Demand Calculator indicates that the two units would create a demand for five car parking spaces. As such, overspill parking would have to be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider potential amenity impacts.
No details regarding cycle parking provision have been provided. The LHA would request that secure cycle parking provision be provided for this development in accordance with WSCC Parking Standards, if there is space within the site to do so.

Comments on amended plans: Having reviewed the amended plans, the proposals still appear acceptable from a highway safety point of view. The LHAs comments provided previously can be applied to the current set of plans, and the LPA should refer to them for relevant comments and recommended conditions

Adur and Worthing Councils: Private Sector Housing: Original Comments:
There is concern about the proposal to create a separate flat from a portion of this family home.

Firstly, it is not entirely clear from the plans but size of the proposed flat is either slightly below or around the nationally described minimum space standard for a one person flat (37M2). I therefore request that dimensions be explicitly stated on the plans.

Secondly, the layout chosen causes the bedroom to be an inner room, which cannot be escaped from without passing through the higher risk lounge / kitchen area.

The significance of creating an entirely separate flat is that the future occupants would have no propensity to be tied or associated with the occupants of the main dwelling and therefore the sharing of amenities and services would no longer be acceptable and nor would noise transmission which might be tolerated from a family member but not necessarily from a neighbour.

I therefore suggest that if this application is to be approved then there should be a sound insulation scheme and works to ensure that services and utilities are provided separately to the new dwelling.

Also I would ask that the following Informative condition is added.

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. The risk might be mitigated by ensuring that the bedroom windows meet fire escape window requirements. 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.

Comments on amended plans: Further to our previous consultation comments, it is pleasing that the applicant has now addressed the matter of an inner room by providing a lobby and has clarified that the flat will just meet the minimum space standards for a one person property.

The information on sound insulation is insufficient to resolve that concern so if the application is successful, I recommend that a sound insulation scheme condition is added to mitigate noise transmission between the two separate homes.

Similarly to ensure that the limited space available in the flat is acknowledged on the record, a condition limiting the flat to a one person dwelling is also recommended.

Public Health: All works, 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.

WSP Drainage: No objection

Southern Water: No objection subject to condition: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 20, 28, 34
Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

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

The removal of the shopfront and its replacement with brickwork infill, door and windows has already been found to be visually acceptable. It will have a similar appearance to other bungalows in the street.

The raised parking area will necessitate an increase in the depth of an existing hardsurfaced area in front of the building and it will not have a harmful visual impact. There are examples of similar raised parking areas elsewhere in the street.

Residential amenity

The proposed flat will be small and will just meet the minimum floor space requirement for a 1 person 1 bed flat of 37 sqm (it measures 37.9sqm). The existing dwelling is unchanged but does meet the requirements for a 3 bed house (108sqm).

There is some concern at the quality of accommodation, and there is no private garden, but it does meet the minimum size standard so there is no sustainable reason to object to the proposal on this ground.

Concern has been expressed by the PSH team about noise transmission between units. This can be required to be provided by condition. The applicant's agent has confirmed that services and utilities are separate for each property.

On balance, it is considered that the proposal will provide an adequate unit of accommodation and can be supported.

Parking and Access

There is no highway objection to the parking and access arrangements. Cycle parking has been requested by the County Council but, given the limited space available, it is unlikely that provision will be possible in this case. It is not considered that this would be sufficient reason to withhold permission.

Drainage

There are no surface water concerns with the proposal. Southern Water has requested foul and sewage disposal details but, as the application relates to the conversion of part of an existing building only, such a condition is considered to be onerous and unnecessary on this occasion.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Car parking
4. Sound insulation
5. All works, 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

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 26 November 2024

Authorised by: Louise Prew Date: 27/11/2024