Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0900/13

Site: **11 Colebrook Road Southwick**

Proposal: **Change of use and conversion of storage/distribution building with incidental offices to 2 flats (1 x 1 bed, 1 x 2 bed)**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for change of use from storage and distribution (B8) to 2 flats (1 x 1 bed, 1 x 2 bed).

The application site is an isolated vacant commerical premises with red hanging tile with decorative patterning and white walls below. The curtilage is hard surfaced for parking, with sheds at the rear. The site is open fronted.

Relevant Planning History
AWDM/0333/13
Change of use and conversion of storage/distribution building with incidental offices to 2 flats (1x 1 bed, 1 x 2 bed)
Withdrawn 03.05.2013

Consultations
Health and Safety Executive: (transferred from AWDM/0333/13)

Do not advise, on safety grounds, against the granting of planning permission in this case

County Highways:
In regards of highway matters, it would be confirmed that the comments and conditions previously issued would still remain applicable. Certain things have changed but given the history it would be satisfactory to continue with that which has already been agreed. The previously recommended conditions should be applied to any extension of time permission.

The proposed flats are to be situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate an increase in vehicle movements with respect to the existing office and storage use, and the

peak usage times would not be expected to coincide with peak traffic levels in this area.

District Environmental Health:
No adverse comments

Representations
One letter of objection from occupier of 14a Colebrook Road, summarised:
Formerly a business causing noise and traffic problems Mon-Fri 7-5pm. The proposed conversion would be a disturbance 24/7/365 days of the year with a possible 6 adults and/or children with a possible 6 extra cars using already clogged road due to close proximity to the beach, the driveway runs directly in front of my door and skylight in property looks directly into my bedroom window therefore object on grounds of noise, loss of privacy and traffic and parking reasons

Relevant Planning Policies and Guidance
Saved Adur Local Plan: AG1, AH2, AH3, AH5, AE16, AE17
National Planning Policy Framework

Planning Assessment

Principle

Loss of this employment space is not resisted by Adur saved policies. It is a stand-alone industrial building with residential properties surrounding it, so a future residential use would be in character with its surroundings.

The application submission suggests previous business operations have caused neighbour nuisance. Although accessible from the A259 the site has only marginal capacity to accommodate HGVs on site, limiting its attractiveness for business storage. In this circumstance, its loss to residential cannot be resisted.

The new dwelling mix would be in keeping with the domestic character of surrounding dwellings, and bring forward two flats to add to the current housing mix.

Visual amenity

The existing building is of unremarkable design merit. Despite some obvious industrial features, it can be adapted to a residential dwelling. The submitted drawings indicate visual improvement to the frontage by the creation of front gardens.

Residential amenity – future occupiers

The proposed residential layout would allow future occupiers a logical layout with rooms of a good standard to both flats, largely meeting the Council's adopted standards. The larger 2 bed flat would have direct access to large private garden at the rear.

The upper floor flat has no immediate access to private space but could make use of the semi-private grass area at the front of the building. The public beach is close by to offer an alternative.

Residential amenity – effect on existing dwellings

The submission of a petition from neighbours in the earlier application goes to demonstrate the new use would remove a business operation that has been disruptive. This proposal would improve the residential amenities of neighbours as the new use would be domestic in its nature, despite the intensification of occupation of the building. There are no driveways suggested to serve the properties.

Any overlooking and loss of privacy arising from the habitable room windows at first floor onto neighbours would be oblique and not untypical of the level of privacy expected in this urban environment where views onto gardens from windows is common. The views obtainable from the rooflights into the private habitable rooms of neighbours would only be at acute angles given the position of the lights in the roof slope in relation to the windows of the immediate neighbours. Direct window-to-window overlooking would be avoided.

Parking and Accessibility

No on-site parking is proposed. There is little capacity in the street to accommodate additional parking demand generated by two dwellings.

However there is some scope for on-street parking in the wider area. Moreover, the dwelling would be located close to local facilities and services and in short walking distance of alternative methods of transport than the private car. Having no parking is therefore acceptable.

There is a capacity in the private rear garden of the ground floor flat for cycle storage but none for the first floor flat. This is not considered detrimental to parking provision since local facilities are within short walking, rather than longer cycling, distance. A condition for safe and secure storage can be imposed to secure this long term.

Recommendation

APPROVE for the reason:-

The existing commerical use has been demonstrated to be unviable and its loss is not resisted and the proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant ‘saved’ policies of the Adur Local Plan AG1, AH2, AH3, AH5, AE16, AE17 and the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Sheds removed prior to occupation of ground floor flat
4. Prior to occupation soft/hard landscaping implemented
5. Prior to occupation cycle store provided for ground floor flat

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 any representations? N

Case Officer signed: Matthew Porter Date: 16-9-2013

Authorised and signed by: Peter Barnett Date: 16 September 2013