Development Control – Delegated Officer Report

Application Number: AWDM/0002/18 Recommendation – APPROVE

Site: 61 West Street, Shoreham-by-Sea, BN43 5WF

Proposal: Change of Use of ground floor Veterinary practice to one bedroom residential unit.

Date of site visit: 11.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to the ground floor only of an end of terrace two storey property. The upper floor is a flat and the neighbouring properties are in residential use.

At the time of the site visit, the ground floor veterinary practice appeared to have ceased.

There is a public alleyway directly to the north side of the property which allows pedestrian access through to Victoria Road.

Relevant Planning History: None

Consultations:

Southern Water:
"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site."

Environmental Health:

Asbestos

No adverse EH comments

Surface Water Drainage:

No issues drainage should read as existing. Would advise the owner of the possibility of surface water flooding

Representations: 1 letter of support 56 West Street.

Our office is directly opposite. We have no objections to the change of use and support the application.

Relevant Planning Policies
Adur Local Plan 2017: Policies 1,2, 15, 20
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The application relates purely to a change of use, and alterations that occur within the area relating to the application, i.e. the ground floor, will not require planning permission. The alterations shown are the provision of a kitchen and bathroom, together with the re-hanging of some of the internal doors; there will also be a part removal of the wall of the proposed bedroom and dining area. Externally, there will be the provision of a bin enclosure and a proprietary bicycle fixing to a wall.

Therefore the proposal will not result in any major changes to its appearance at all, and as it was at some time in its history a residential dwelling, the changes that occur will all be complimentary to a residential use.

Residential Amenity

The rooms of the flat measure:-

Living/Dining Room approx. 2.9m x 4.4m = 12.76sq.m + 1m x 2.1m = 2.1 sq.m + 2.5m x 2.4m = 6 sq.m
GIA = 20.86 sq.m

Bedroom approx. 3.7m x 3.2m = 11.84sq.m + 1.2m x 0.8m = 0.96 sq.m
GIA = 12.8 sq.m

Hall approx. 0.8m x 2.1m = 1.68 sq.m
GIA = 1.68 sq.m

Kitchen approx. 1.8m x 3m = 5.4 sq.m + 1.2m x 0.8m = 0.96sq.m
GIA = 6.36 sq.m

Hall outside bathroom approx. 0.9m x 0.8m = 0.72 sq.m
GIA = 0.72 sq.m

Bathroom approx. 1.7m x 1.7m = 2.89 sq.m + 0.5m x 0.8m = 0.4 sq.m
GIA = 3.29 sq.m

Total Flat GIA = **45.71 sq.m**

The Nationally Described Space Standards require:-
Single bedroom floor area at least 7.5 sq.m and at least 2.15m wide.
Minimum gross internal floor area for 1 person, 1 bedroom = 39 sq.m
(Built-in storage would be 1.0 sq.m included within the overall GIA)

Comparison:-

GIA of standards for 1 bed 1 person flat = 39 sq.m
GIA of proposal = 45.71 sq.m

The proposal thereby conforms with the Nationally described space standards for a 1 bedroom, 1 person flat (it would not meet the requirements of a 1 bedroom 2 person flat).

The original use of the property would have been a house, and subsequently was horizontally divided to form a first floor flat and a ground floor veterinary use. Thereby to return to a residential use rather than a commercial use on the ground floor will be more appropriate for the occupiers of the neighbouring properties, and their existing residential amenities would not be compromised by the change of use.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without revision
2 SW connection
3. SW sewer be found
4. Asbestos
5. Advise of possibility of surface water flooding

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

Case Officer: Eve Hearsey Date: 13.02.2018

Authorised by: Peter Barnett Date: 13 February 2018