~~PC 4/10~~
DD 5/11

**Application No.: ADC/0561/07 Recommendation – Permit Application**

**Site: 156 South Street, Lancing, West Sussex**

**Proposal: Self-Containment of First-Floor Flat including First Floor Rear Access Door & External Stairs**

## The Application

The application site contains a double storey terrace building with brick walls and a flat roof located on the western side of South Street, Lancing. The ground floor of the building is currently used as a fishing supplies retailer, whilst the upper storey living quarters are used for storage.

As the living quarters are unlikely to ever be required by the operators of the commercial activity on the ground floor, the applicant proposes self-containment of the living quarters, including:

- An internal refit of the first floor into a 2 bedroom flat, with separate bathroom, lounge and kitchen facilities;
- Removal of the internal stairwell between the shop and the living quarters; &
- Erection of a new external stairwell at the rear of the premises, including a 1.8m wide by 2.2m deep ($4m^2$) raised landing/balcony which will also serve as a small outside amenity space for occupants of the new flat.

The relevant portion of South Street is characterised by double storey terrace development (similar to this site), incorporating a mixture of retail activities on the ground floor with residential units above.

## Consultations and Representations

***County Transport Planning Services:*** No objection subject to the imposition of a condition requiring cycle storage in accordance with adopted standards.

***Health & Safety Executive:*** No objection.

***Lancing Parish Council:*** No objection.

***Third Parties:*** No representations have been received on the application.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, NE1, NE2, ERA1 & DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH2, AH5, AT12 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 4 'Flat Conversions'

## Planning Assessment

### *Visual Amenity, Character & Appearance*

Aside from erection of the staircase and balcony to the rear, the application proposes no change to the external appearance of the building. Given the rear courtyard is completely surrounded by existing development (including 2 storey development on three sides, and thus will be almost entirely hidden from view), the proposal will have a negligible impact on the character of the street or visual appearance of the existing building.

### *Residential Amenity – Privacy*

Given the secluded location of the balcony it is also unlikely to overlook any other property. The external windows of the living quarters also remain unaltered hence the application poses no concern with respect to additional overlooking of adjacent properties.

### *Residential Amenity – Daylighting*

Given that the balcony is surrounded by two storey development on all attached sides, and recessed away from the rear boundary (which directly adjoins an existing single storey structure), the proposal similarly poses no threat to adjoining properties with respect to blocking daylight or overshadowing adjacent development.

### *Room Sizes*

The overall internal size of the flat is $56m^2$, marginally less than the $57m^2$ minimum requirement of Development Control Standard No.4 (DCS No.4). The internal layout and individual room sizes are also generally consistent with the minimum sizes and standards set out in DCS No.4.

### *Amenity Space & Bin Storage*

Where the proposal doesn't comply with DCS No.4 is in the provision of amenity space and car parking.

Unfortunately the development site is simply incapable of accommodating the provision of $20m^2$ of amenity space with a minimum dimension of 3m, however it is acknowledged that the existing scenario doesn't comply with this minimum standard either (the existing courtyard measuring $12.35m^2$ in area with a minimum dimension of 2.6m).

Despite this proposal resulting in a further reduction to this area, with the majority of the courtyard being excised from the residential use and retained by the commercial operation (presumably for storage purposes), a relaxation to this standard is recommended in this instance given the location of the site, and the desirability of additional small dwelling development in similar appropriate locations.

To do so would also be consistent with Council's determination of other applications in the Lancing Town Centre area, such as that at No.'s 34 – 36 South Street (ADC/304/07). The creation of a 4m$^2$ balcony (with a minimum dimension of 1.8m) provides at least some amenity space, as opposed to those earlier applications which do not include any amenity space at all.

***Parking***

Despite separating the use of the building being likely to result in an increased demand for car parking, given:

- That the site is located within the Lancing Town Centre, immediately adjacent to retail and workplace opportunities;
- Is located within excellent proximity to alternative means of transportation (in particular both rail and bus services); &
- Street parking is available nearby in the form of various parking embayments along South Street;

The provision of car parking for the development is considered to be adequate in this instance. Minor modification to the design is required in order to accommodate bicycle storage, a condition of approval will ensure that this oocurs.

***Other Issues***

Overall the proposal represents good utilisation of existing living accommodation, and will assist in the creation of additional affordable small unit accommodation within the Town Centre of a built up area, and is thus considered to be in accordance with Policy AH5 of the Local Plan.

**Recommendation**

Approval for the reason:- 2PPi

1. C1Ci
2. C14Ai (2 October 2007 – AG1 & AH7 of ADLP / DEV 1 of WSSP)
3. C12Ei
4. The use hereby permitted shall not be carried on until the provision for access and parking of bicycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for the parking of bicycles incidental to the use off the premises concerned.

Case Officer: ..... Date: 17/10/07