Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0955/12

Site: **69 Crabtree Lane, Lancing**

Proposal: **Retrospective application for the conversion from a single dwelling house to 2 flats**

Date of site visit: 14 August 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The site forms one of a pair of semi detached properties located on the south side of Crabtree Lane, west of its junction with Wembley Avenue. The adjoining property, No. 67 to the west, comprises a vacant shop premises with residential to the rear and above. This is a predominantly residential area with a mix of dwelling types comprising mainly of two storey terraced and semi detached houses and two to three storey flat buildings with some bungalows to the north and east. There are several former shop premises in the vicinity that have undergone conversion into residential use.

In 2000 permission was granted to convert the ground floor shop to residential to form a single dwellinghouse including alterations and a rear extension (L/91/00/TP refers). It would appear that the permission was implemented but since then the house was converted into two separate one bedroom flats. This application seeks to regularise the conversion of the building to two flats.

As part of the previous permission the shopfront was removed and two windows installed and a rear extension built. A side lean-to provides covered access to the side entrance door with a communal hall area and separate doors leading to the ground floor flat and first floor flat. The ground floor flat accommodation comprises a bedroom at the front of the property with living room/kitchen/dining room, utility room and bathroom at the rear with direct access to the rear garden through a small porch at the rear of the kitchen/dining area. The first floor flat has separate living room, kitchen and dining rooms and a bathroom at first floor level and with a bedroom in the roofspace which has rooflight windows in the rear roofslope.

As part of this application the applicant proposes to subdivide the rear garden to provide private amenity space for both flats, to provide communal cycle storage within the existing large rear shed and to build bin stores within the front garden.

Relevant site history

As above

Consultations

Lancing Parish Council: No objection provided internal floor areas conform with ADC's minimum standards

Representations
None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH5, AH6, AH9, Good Practice Guidance Note: Internal Space Standards for New Homes
South East Plan (GOSE 2009): SP1, SP3, SP4, CC1, CC4, CC6, BE1, BE2, BE3, H1, H2, H4, H5, H6, T4, NRM10, W1, SCT1, SCT2, SCT3
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle
Although the conversion involves the loss of single dwelling house, the formation of two flats would not be out of character in this location where there is a mix of dwelling types and local plan policy AH5 gives a presumption in favour of dwellings for small household such as single persons. Policy AH9 permits the conversion of dwellinghouses into smaller self contained units subject to adequate parking, adequate standard of living accommodation, and subject to detailed amenity considerations. These issues are discussed in the following sections.

Residential amenity
The conversion to two flats represents a potential intensification of the use of the property compared with the former single dwelling, however the use is not out of character with flats in neighbouring buildings and with one additional dwelling formed, the impact of this intensification and alterations to the garden, bin and bike storage would not pose any significant threat to residential amenity in terms of noise/disturbance, loss of light, outlook or privacy.

In terms of the standard of accommodation, both flats have floor areas well in excess of the 51m^2 minimum standard required, with reasonable layouts and with natural light and ventilation to all rooms with the exception of the utility room. Although stacking is not ideal, sound insulation is dealt with under the Building Regulations.

The applicant has agreed to subdivide the garden flat which would provide reasonable private amenity space for each flat. It is proposed to make the existing large rear shed a communal bike store and build bin stores within the front garden. The proposed bin storage would be adequate and a condition is recommended for cycle hoops to be fitted to ensure that bikes can be secured within the shed.

Visual amenity
The alterations to the front elevation and rear extension were approved as part of the previous permission. The side lean-to has been added at a later

stage, possibly as permitted development. It was suggested to the applicant that a more satisfactory entrance and appearance would be achieved by removing this lean-to. This was not agreed, but it is considered that a refusal would not be justified on visual amenity grounds alone having regard to its potential existence under permitted development and the existing mixed character of the area.

An appropriate residential appearance would be retained with a front garden area contributing to the character of the streetscene. Although bin storage is proposed to be sited within the front garden, the proposed stores would have a satisfactory appearance and are sited adjacent to the side boundary to minimise visual impact. The alterations to the rear garden would not be readily visible in the streetscene.

Accessibility and parking

The total parking demand for the 2 flats would be 2 spaces. There is one parking space existing representing a shortfall of one space. The former use as a 3 bedroom house would have had a total parking demand of 2 spaces also.

Although a larger portion of the garden area could be given over to hard surfacing to provide additional parking this would be detrimental to visual amenity. Given that the shortfall of 1 space is no worse than the former situation when the property was in use as a single dwelling it is considered that the shortfall of parking provision would not exacerbate on street parking congestion significantly.

Recommendation

APPROVE for the reason:-

The development is within the built-up area and helps meet the need for additional housing without detracting from the existing local urban environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AH5, AH6, AH9), Good Practice Guidance Note: Internal Space Standards for New Homes, or the policies of the South East Plan (SP1, SP3, SP4, CC1, CC4, CC6, BE1, BE2, BE3, H1, H2, H4, H5, H6, T4, NRM10, W1, SCT1, SCT2, SCT3)

Subject to Conditions:-

1. Permission relates to approved plans:
   Drawing No: OTH/7/12-3A entitled ‘Existing floor plans and attic sections’ deposited 12 September 2012
   Drawing entitled ‘Sheet 1 – Location Plan’ deposited 12 September 2012
   Drawing entitled ‘Sheet 4B – Site Plan’ deposited 12 September 2012
   Drawing entitled ‘Sheet 8A – Bin stores’ deposited 12 September 2012
2. Within 3 months garden to be divided as per approved plans

3. Within 3 months communal cycle storage shed to be made available for that purpose with cycle hoops installed for secure cycle parking
4. Within 3 months bin storage to be provided as per approved plans

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

Case Officer: Rebekah Smith Date: 25 October 2012

Authorised by: Peter Barnett Date: 26 October 2012