Development Management - Delegated Officer Report

Application Number: AWDM/1789/16 Recommendation – Approve

Site: 6 Tottington Way, Shoreham-By-Sea

Proposal: Change of use from C4 class 6-bedroom HMO to 7-bedroom Sui Generis HMO

Date of site visit: 22 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached single storey dwelling in use as a 6 bedroom HMO. It is located at the north end of Tottington Way, adjacent to the cutting and landscaped bank of the A27 Shoreham Bypass. It has a single storey rear extension built in 2015. The side garage was also converted at that time into 2 bedrooms.

It is proposed to convert an existing lounge into a bedroom to form a 7 bedroom HMO. No external alterations are proposed. The supporting statement advises that the accommodation is to be offered to working professional people such as key workers and graduates.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway** Officer has no objection. From an inspection of local mapping there does appear to be one off street car parking space on site. Under WSCC Parking Standards (adopted November 2003) up to 4 spaces could be provided for the HMO (whereby 0.5 spaces could be provided per room/unit). The addition of one habitable room within the HMO is not anticipated to significantly alter the parking demand. Considering the lightly trafficked and slow speed nature of the residential road and the space nearby on street for parking the Local Highway Authority (LHA) do not consider that the proposals will cause a detriment to highway safety.

No highways concerns. The LHA would advise that a condition securing bicycle storage is included to further promote sustainable modes of transport in this location.

Adur & Worthing Councils: The **Environmental Health (Private Sector Housing)** Officer has no objection. The proposed increase in occupancy from 6 to 7 occupants was discussed with the applicant during the conversion works, and appropriate consideration was given to the provision of kitchen

facilities, which are adequate, and washing facilities, which are more than adequate.

The properties are refurbished and provisioned to a higher standard than we can require and the applicant has fully co-operated with any works that have been specified.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policy 15, 21
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal involves an increase in the number of bedrooms within an existing HMO. In policy terms, the building is located within an area of residential dwellings but the proposal will not result in the loss of a single dwelling as the building is already in use as an HMO. The relevant issues are therefore the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

No external changes are proposed to the building.

Residential amenity

The building is already in use as a 6 bed HMO and any activity associated with that use occurs already. The increase in the number of bedrooms to 7 will not have a significant or harmful impact. The proposal involves the conversion of a lounge to a bedroom only with no other alterations. There is an existing lounge and kitchen/dining area in the rear extension.

The Council's EHO has no concerns with the proposal as the property has more than adequate facilities to a higher standard than required. It appears to be well managed and there have been no objections from neighbours. A personal permission is considered to be prudent to ensure the management of the premises is controlled in the future.

Parking and Access

The property has 1 off street parking space. West Sussex Highways have advised that up to 4 spaces should be provided but as the proposal is only for

1 additional bedroom, it is not anticipated that it will significantly alter the parking demand that already exists. Considering the lightly trafficked and slow speed nature of the residential road and the space nearby on street for parking they have not raised any highway safety objection. There is also a secure shed for cycle storage at the rear.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Cycle storage
4. Personal permission

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

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.

Case Officer: Peter Barnett Date: 22 December 2016

Authorised by: Gary Peck Date: 22 December 2016