Expiry Date - 22/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1714/23 Recommendation – APPROVE

Site: 110 South Street Worthing West Sussex BN14 7NB

Proposal: Change of use to provide self-contained 2-bedroom residential flat on first-floor and rear part of ground-floor

Date of site visit: 20.02.2024 (and PREAPP)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site consists of an older, 2-storey, mid-terrace property located within a parade of shops on the east side of South Street. The property is currently in use as a butcher's shop on the ground-floor with a non self-contained residential flat above. There is a covered yard area to the rear of the building and storage unit (not shown on the submitted site plan). Beyond the yard is a private access path running parallel to the rear of the terrace. The path opens onto a north side of a concrete service road leading to 106 South Street, a business/industrial yard and buildings occupying a 'backland' position to the rear of the terrace.

The site is located within a designated local shopping parade.

To the South, No.108 is in use as a stonemason shop on the ground-floor with a flat above (No.108A) accessed by external stairs on the south side of the building. A small workshop building to the rear of this property (on the east side of the rear access path and linked by a 'covered way') is used in connection with the stone mason business for stone cutting/engraving etc.

To the north, No.112 is in use as a hairdressers on the ground-floor with flats above (No.112A and 112B).

Proposal

Permission is sought to self-contain the upper floor flat to create a 2-bedroom dwelling unit. The proposed flat would be accessed from the rear via the rear footpath and private drive. A 10sqm area of the ground-floor would be given over to the residential use to facilitate access involving re-positioning of the internal stairs, plus a small ground-floor kitchen, together with associated external alterations to block-up existing windows and create a new door and window opening in the east elevation. The first-floor would consist of 2 bedrooms, a lounge and shower room.

The remainder of the ground-floor (50sqm) would be retained in commercial use for the butcher's shop.

The rear yard would be sub-divided by fencing to form a private access to the proposed dwelling with a small garden amenity space, with separate rear access retained to the commercial shop unit with a new rear door opening formed in the north flank elevation.

No external alterations are proposed to the front of the property, or above ground floor.

Relevant Planning History: None relevant.

Consultations:

WSCC (Highways): No comments received.

Southern Water

The existing building lies over an existing public foul sewer. If works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the Applicant to contact Southern Water.

It is possible a sewer now deemed to be public may be crossing the site. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its ownership before any further works commence on the site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the Applicant or Developer.

Discharge of surface water to the Southern Water network should follow the hierarchy for surface water set out in Part H3 of the Building Regulations. Southern Water would encourage the consideration of reuse for new developments.

UK Power Network

There are service cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from UK Power network's Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be taken with due regard to Health & Safety Guidance Notes (HS(G)47 Avoiding Danger from Underground Services. This document is available from local H&E offices.

Should any diversion works be necessary as a result of the development enquiries should be made to the UK Power Network Customer Connection Department.

WSP: The Council's drainage consultant recommends approval subject to an informative advising the developer to give consideration to installing flood resistance and resilience measures.

Adur and Worthing Council's

The **EHO (Public Health)** has no objection.

PSH team: The proposal meets the requirements for a 2b/3p property in the national technical space standards. The layout appears satisfactory.

Representations: None received. [Enquiry from owner of neighbouring flat 112B regarding proposed fence line answered by Case Officer.]

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM13 (Retail and Town Centre)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)

National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPD 'Space Standards' (WBC 2012)

Planning Assessment

Principle of Development

The Worthing Local Plan was adopted on 28th March 2023. Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 74 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The supply of deliverable sites should include a buffer of 5% to ensure choice and competition in the market for land, or 20% where there has been a significant under delivery over the previous three years.

The Inspectors report at Paragraph 176 states:

"I am satisfied that this is a reasonable assessment of likely deliverable supply. This comfortably exceeds the likely five-year housing land requirement. It is possible that some sites may stall or take longer to start delivering new housing, especially taking into account uncertainties surrounding the outcome of Brexit and COVID-19. However, there is sufficient headroom to be reasonably confident that a five-year supply of deliverable housing land would exist at adoption."

The Inspector was satisfied that the housing requirement represents a reasonable and realistic assessment of the limited capacity of the Borough.

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report. Table 9 indicates the Five Year Supply and includes a 20% buffer, which results in a 6.5 year supply of deliverable sites.

The fourth Housing Delivery Test was published in January 2022, and covers the period from 2018/19 - 2020/21 (therefore prior to adoption of the Local Plan). Worthing Borough Council scored 35%. Therefore the presumption in favour of sustainable development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years.

Policy DM13 seeks to protect and enhance the existing hierarchy of designated shopping centres by controlling changes of use to ensure their successful functioning and ability to meet local needs according to their function in the hierarchy.

The designated local shopping parade is made up of the 8no properties comprising the terrace which includes the application site. There are a couple of vacant shop units, including the former newsagent at No.120 which appears to have closed within the last couple of years. The butcher's shop is the only shop left in the parade that could be considered to fulfil a day-to-day convenience function. Other uses include a hot food takeaway, care agency, office, hairdressers and stonemasons shop. That said, the Tarring Road/South Street medium sized local shopping centre is located less than 150 metres to the south.

It is not considered that the loss of a small proportion (one-sixth) of the ground-floor area to residential use would undermine or detract from the commercial viability of the butcher's shop, which will retain the benefit of rear access for servicing requirements.

The site is within a sustainable location with good access to a broad range of facilities and local services, and within walking distance of public transport services including bus and train. The proposed flat unit would provide a welcome addition to the local housing stock and can be supported in principle subject to considerations of visual and residential amenity, and highway safety matters.

Visual Amenity

The blocking up and insertion of new window and door openings at the rear of the property would be visible to the immediate neighbours but not discernible from any public view. There would be no adverse impact on the visual amenity of the area.

Residential Amenity – Future Occupiers

The proposed dwelling would have a GIA of 70sqm which meets the minimum space standard for a 2-bedroom 3-person unit over 2 floors set out in the Government's so-called nationally described space standard.

The habitable rooms would have a good standard of natural daylight, ventilation and outlook.

The means of access for the flat from the rear footpath is not ideal. However, both the private access drive and footpath are concrete. An external, wall-fixed light to the illuminate the rear footpath is shown on the site plan and can be secured by condition.

The existing canopy and storage unit within the rear yard would be removed. The resulting open area would provide a small amenity space (approximately 20sqm), sufficient to accommodate bins and at least one cycle storage space.

The proposed ground-floor plan shows a fridge in the rear room of the butcher's shop. An insulation scheme to protect the future occupiers of the flat from noise is recommended and can be dealt with by a condition.

Residential Amenity – Neighbours

The most affected neighbours would be those on either side.

An existing covered area within the recess of the existing rear offshoot (not shown on the existing floor plan) would be removed and a new door opening formed in the north elevation of the offshoot, to provide rear access to the shop unit. Although the head of the door would be visible above the party boundary wall with No.112, comings and goings would likely be limited to business hours and would not result in any significant loss of amenity for this neighbour.

The footprint of existing buildings covers the rear yard of No.108 to the south. The removal of the existing rear canopy at No.110 and insertion of an entrance door and windows in the rear wall serving the new flat would not result in any loss of amenity to the occupiers of this property.

Access and Highways

There is no existing or proposed parking to serve the proposed development. Parking bays on the road immediately in front of the shopping parade are restricted for the benefit of shoppers (1 hour no return). There is capacity for longer term parking on nearby residential roads.

Provision for cycle storage for the new dwelling is shown in the rear garden/yard.

No comments have been received from the local Highway Authority. However, as the proposal results in no new building floor space, parking demand would be little different compared to the existing scenario.

It is not considered there would be any adverse impacts from a highway safety point of view.

Sustainable Development

At PREAPP stage, the Applicant was urged to give consideration to minimising the demand for energy, and the scope for introducing renewable and low carbon energy technologies to meet a proportion of the future predicted heating/hot water requirements of the development. These measures have not been included as part of the current development proposals.

However, the resulting more efficient use of the existing building is inherently sustainable, and having regard to the small scale nature of the development it is considered the absence of low carbon or renewable energy measures would not amount to a reason for refusal in this instance.

CIL

No new floor area is being created and thus there is no CIL requirement.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Provide secure covered cycle storage within rear garden
4. Provide exterior light shown on site plan prior to first occupation
5. Implement sound insulation between commercial unit and 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.

New Address
Southern Water – Advice to Applicant
UK Power Networks – Advice to Applicant
WSP – Advice to Applicant

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

Case Officer:	Jo Morin	Date: 23.02.2024
Authorised by:	Gary Peck	Date: 23 February 2024