Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1598/14

Site: **3 North Road, Lancing**

Proposal: **Change of use of Use Class A2 ancillary office on first and second floors to 1no. two-bedroom self-contained flat**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached two-storey building with an additional room in the roof (served by dormer). It is occupied by a travel agent at ground floor with ancillary office over. The upper floors are accessed independently of the ground floor travel agents.

Permission is sought for change the use of the ancillary offices to a self-contained 2 bed flat. The application is retrospective.

The surrounding area is Lancing high street close to the railway line, commerical in character.

Relevant site history
None

Consultations (summarised)
Lancing Parish Council: *Providing room sizes met with current standards then no objection*

Worthing & Adur Councils Environmental Health: *no objections in principle, note air conditioning unit serving shop below is positioned on proposed lounge wall and further two units positioned to rear of premises on flat roof of newsagent at first floor level. This premises is located on busy high street where traffic often queuing due to railway crossing. These factors are likely to impact on new dwelling. Would ask condition be attached to any permission requiring developer to protect new dwellings from noise to achieve indoor noise levels specified within BS 8233:2014. This can be done by having secondary glazing and/or fixed windows on affected side and alternative ventilation system for rooms. Alternatively, with regards to plant, applicant may wish to negotiate with ground floor shops a scheme for improving existing plant for this purpose, as this would have the same effect. Addition of full potentially contaminated land condition if ground works undertaken*

Representations (summarised)
Objection received from Lancing Travel:- *No objection in principle to a flat we would like to know if going to comply with all current Regs especially for the*

soundproofing and fire regs. Having sold this office space recently we know the condition of it and there is no soundproofing up there at the moment

Relevant Planning Policies
National Planning Policy Framework
Adur Saved Local Plan policies: AG1, AH2, AH3, AH5, AH9

Planning Assessment

Principle

Saved Local Plan policy AH5 sets out a presumption in favour of the supply of dwelling units suitable for small householders. As such the proposal is compliant with the local plan policies.

Visual amenity and character

No external changes are proposed – the glazing of the existing windows is to be replaced rather than the frames themselves.

Amenity – neighbours/businesses

There would be some transfer of noise between floors and walls. However the severity of this impact would be reduced by the installation of sound insulation required under Building Regulations.

Given the small size of the flat and limited number of occupants, the residue noise not negated by the insulation would not be of such severity as to cause material harm to the function of the commerical use below.

Residential amenity – future occupiers

A sufficient standard of accommodation would be available to future occupiers; the rooms are to be of a reasonable size and there would be logical layout, with all principal habitable rooms afforded good light and outlook. The path to the flat is safe with natural surveillance from the street.

The internal room sizes would be:-
Bed 1: 12
Bed 2: 8
Kitchen: 4.94
Lounge: 15.6

Comparison with the Council's adopted space standards shows a very marginal short fall in living space size, whilst the bedroom size is exceeded. On balance, it is considered the proposal would not be in direct conflict with the aspirations of the Council's adopted standards.

The installation of sound insulation necessary under Building Regulations would reduce the potential for noise transfer to safeguard the amenities of the flat occupier.

Some noise transfer would occur from the busy street outside and the railway line. An air conditioning unit on the building on the side wall would also generate noise. However intrusive noise levels would be reduced to an acceptable level by the suggestion to install double glazing to all the first floor windows to the standard stipulated by Environmental Health, and the fixing shut of the first floor landing windows.

Disturbance from the beer garden to the south at the adjacent Public House would not be intrusive given the existing backdrop of an urban environment.

Parking and Accessibility

Nil parking is proposed. However the property is located close to local facilities and services, and means of transport other than the private car. There is less reliance upon a private car for this reason.

No highway danger would arise.

Contamination

No ground works are proposed, so there is no requirement to impose the suggested precautionary contaminated land condition, or informative.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. The flat hereby permitted shall not be occupied unless and until all the first floor windows have been installed with glazing to comply with BS 8233:2014 and the first floor landing windows have been fixed shut, and they shall not subsequently be altered in any way.

Reason: In the interests of the amenities of future occupiers in accordance with Saved Adur Local Plan policies AH2 and AH9

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Matthew Porter Date: 30-4-2014

Authorised by: Peter Barnett Date: 1 May 2015