Expiry 25/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0298/08 **Recommendation - Application Permitted**

Site: **80 Hammy Lane Shoreham-by-Sea West Sussex BN43 6BJ**

Proposal: **Conversion of three-bedroom semi-detached house into 2 one-bedroom flats (with west side porch)**

The Application

The site is located within the built up area of Shoreham, a gabled semi detached, two storey dwelling located on a corner plot, fronting onto Hammy Lane with Wilmot Road to the south. The rear garden area, adjacent to Hammy Lane is enclosed by a dwarf wall and is relatively open plan, there is a garage block beyond the rear boundary of the site. The property as existing has three bedrooms and a bathroom at first floor with living room, kitchen, utility room and hall at ground floor.

Permission was granted in March 2007 under application ADC/00076/08 for a two storey rear extension to the property to provide ground floor accommodation for a wheelchair bound person with carers room at ground floor. Three bedrooms were to be provided at first floor level. The extension has since been completed and it is stated that the person who this development was intended for is no longer moving due to personal circumstances.

Permission is now sought to convert the existing semi detached house into 2, one-bedroom flats with two proposed porches providing separate entrances to the flats. Both flats have a matching layout with a kitchen/living room, bedroom, bathroom and study.

Relevant Planning Policies and Guidance

West Sussex County Council: - Advice is given that the site is located within a sustainable location and therefore the lack of parking provision is acceptable provided that cycle stores are provided.

Third Parties: - one letter has been received concerned that the proposal was originally for a disabled person and carer and that the site is unsuitable for flats.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, NE1, CH1, ERA1, DEV1, DEV4-5.

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH5, AH9 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control No. 4 'Flat Conversion'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
Planning Policy Statement PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

Structure Plan policies seek to protect and , where possible, enhance the character and distinctiveness of areas, requiring high standards of design layout and construction (DEV1). The provision of more dwelling units would help meet the housing requirements of the Structure Plan (NE1) and for small households (AH5).

Policy AH9 of the Local Plan states that the conversion of dwellinghouses into smaller self-contained units will be permitted providing that: access and car parking provision is acceptable; the proposal would not have an unacceptable adverse affect on neighbouring properties in terms of overlooking or noise transmission through party walls and the type of property concerned and the standard of accommodation to be provided accord to the adopted standards. However, it also states that the conversion of small family houses to flats will not be permitted.

Development Control Standard No. 4 'Flat Conversion' states that conversion of small family houses (less than 100sqm internal floor area or 3 or less bedrooms) will not normally be permitted. It also states that where conversions include the addition of an extension, or any other material change to the exterior of the building, the effect of these on the property itself, on adjoining premises and on the local environment generally must be considered, and that conversions should result in an acceptable amount of amenity space for each flat.

PPS3 contains no specific guidance on flat conversions except for the general statement that 'conversions of existing housing can provide an important source of new housing' (para 31). It advises LPAs to 'take account of the need to deliver low cost market housing as part of the housing mix' (para 26). This is against the background of the overall objectives of delivering high quality well-designed housing; a mix of housing, including tenure and price, to support a wide variety of households; sufficient quality and improved choice; and locations close to jobs and facilities.

Character and Principle

The surrounding locality is mainly characterised by dwelling houses although there are purpose built blocks of flats in close proximity to the site. It is considered that refusal of the principle of flat conversion on grounds of being out of character would be difficult to substantiate. Conversely, there are policies which seek to provide a mix of dwelling types within local areas.

Although Policy AH9 states that flat conversions will normally be permitted, it seeks to retain small family houses in such in such use and prevent their subdivision into flats. In this particular case, the existing house has three bedrooms and the floor area is more than 100 sqm, therefore the house is not classified as a small dwelling. The principle of the conversion of the existing house into two flats is therefore considered to be acceptable.

Residential Amenity

The only external changes to the building are the addition of two entrance porches for each of the flats. It is not considered that these additions will have any adverse impact with regards to loss of light or overbearing impact on any adjacent neighbouring properties.

The conversion of the property into two flats will intensify the use of the site, however only two bedrooms in total are proposed in this case (a reduction from the three bedroom house.) It is not considered that there will be increased activity and traffic as a result of the development which would be detrimental to the residential amenities of the occupiers of the adjacent properties.

Residential Amenity – Noise Transmission

The room 'stacking' between the two floors is consistent in that rooms of the same type are above each other therefore these is not likely to be an issue with regard to unacceptable noise and disturbance. In addition Annex 7 of PPG24 states that the Government considers that the building regulations are the most appropriate means of control for sound insulation in conversion and that planning conditions should not be used to control sound insulation in such cases. It refers to Approved Document E – Resistance to the passage of sound which was updated in June 2004 and a sound test is now required to be carried out to justify the adequacy of sound insulation between new dwellings (including conversions.)

Amenity Space

Internally the flats have a total floor area of 49.5 and 56.6 sqm; therefore exceeding the Council's minimum standard of 45 sqm for a one bedroom flat. The internal rooms sizes of the kitchen/living rooms exceed the development control standards however the bedrooms are slightly below at 8.4 sqm and 8.9 sqm (the standard is 11sqm.) It is considered however, on balance that

this is acceptable and the layout and space provided in each flat is sufficient and the additional study, can be used for additional space/storage etc.

The rear garden area is to be used for communal use by both of the flats, providing ample amenity space and exceeding the minimum standard of 20 sqm per flat.

Parking and Highway Issues

The proposal does not include any off street parking, within the site although there is a block of four garages to the rear of the site it is not clear which properties these relate to. Cycle parking is provided for both flats to the rear of the site. The Highways Authority has no objection as the property is situated in a sustainable location the property is within walking distance of a range of services and public transport links.

Visual Amenity

The only external changes to the building are the two entrance porches to the rear and side of the building. These porches are modest in size and scale and are considered to be acceptable in this case.

Recommendation

APPROVE for reason that :- 2PPi

1. C1Ci
2. C12Ei
3. C8Gi – amended, cycles only.

Case Officer..... Date... 17/7/08.

Planning Services Manager..... Date... 22/7/08.....

Chair of Planning Committee..... Date... 23/07/08...