Development Management - Delegated Officer Report

Application Number: AWDM/1420/22 Recommendation – Approve

Site: St Peter's House, 107A Gardner Road, Southwick

Proposal: Conversion of detached house to form 2 no. semi-detached houses including loft conversion

Date of site visit: 12 October 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site comprises 107A Gardner Road (former Vicarage), a wide building on a generous plot on the south side of Gardner Road. Planning permission has previously been granted to build a new dwelling in the garden on both sides of the house and this application now seeks permission to convert the house itself into 2no. 3 bed semi-detached houses over 3 floors with rooms in the roof.

The submitted plans show 2no. dormers are to be formed on the rear roofslope for each dwelling, with rooflights at the front.

Two parking spaces are shown in front of the proposed easternmost dwelling, to be shared with the other house, served by a new vehicular access previously approved under an earlier permission.

A motorcycle distribution centre is located on the opposite side of the road to the north; Fishersgate Recreation Ground is to the south, with an all-weather football pitch closest to the site. To the east there is the plot for the approved dwelling which currently contains a garage and single storey side extension. Beyond that is a footpath access to the recreation ground with an end of terrace dwelling beyond that.

To the west is the plot for the other approved dwelling with a newly constructed dwelling beyond, also built on land formerly within the curtilage of 107A Gardner Road.

Relevant Planning History

AWDM/1896/19 - Proposed two storey detached dwelling (now 107B) approved

AWDM/1527/21 - Proposed two storey detached house with rear dormer (west of 107A) - approved

AWDM/2247/21 - Proposed two storey detached house with rooms in roof, rear dormer and 2no. parking spaces (East of 107A). Alterations to fenestration of 107A - approved

Consultations

West Sussex County Council: The Highways Authority: West Sussex County Council was consulted previously on Highway Matters for this location under planning application AWDM/1527/21 and AWDM/2247/21. No highways concerns were raised and both applications were granted planning permission. This proposal is for subdivision of the existing 6 bedroom dwelling into 2 x 3 bedroom properties. Vehicular access will be utilised through the new access approved under planning application AWDM/2247/21. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the proposal would exacerbate an existing safety concern.

The impact of a single additional dwelling is unlikely to result in a material increase in vehicle movements. The proposed plans demonstrate 2 parking bays, annotated as shared arrangement between both dwellings. The proposed bays do not accord with the minimum requirements of 2.4m x 4.8m per bay as outlined in Manual for Streets (MfS) guidance. The bay parked vehicle can be enlarged enough to accord with the above measurements, however the parallel parked vehicle cannot be enlarged as it would be overhanging the highway. Therefore, this proposal is assessed based on one parking space. Using the WSCC Car Parking Demand Calculator it would be anticipated that 2 parking spaces are provided for each dwelling. As such it would be concluded that some element of on street car parking would be created by the proposal. Given on street car parking is required to take place safely and in accordance with any existing Traffic Regulation Orders it would be difficult to substantiate that this in itself will create an unacceptable highway safety problem. However, the Local Planning Authority may wish to consider the amenity implications. In order to promote the use of sustainable transport methods, the LHA recommends that safe and secure cycle storage is provided for each dwelling.

Comments following submission of parking beat survey: The potential parking overspill of 3 spaces is likely to be accommodated on street. A parking beat survey was undertaken on Monday 7th November 2022 between 1:30 and 02:30am within the vicinity of the site and the neighbouring roads. There was total of 54 available spaces on Gardner Road, West Road and Westland Court. Gardner Road itself had 29 parking spaces on both sides of the road.

I note that the applicant has demonstrated a drawing within the Technical note demonstrating that 3 parking spaces out of which 2 a parallel parked bays, however this layout could result in vehicles blocking each other.

Based on the above assessment, there is capacity for the potential overspill parking to be accommodated on-street. Consequently, no highways concerns would be raised.

Adur and Worthing Councils: Public Health no comments received

PSH: No objection

Technical Services: No comments received

Southern Water: Standard advice

HSE: Do not advise against

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 12, 15, 18, 19, 20, 22, 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Shoreham Harbour Joint Area Action Plan 2019
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves increasing the housing stock within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, parking and highway considerations and the effect on the character and appearance of the surrounding area.

Visual amenity

The house will be largely unchanged from the front with the addition of rooflights and an open porch canopy for each dwelling which will not have a harmful impact on the street scene. At the rear the proposed dormers will be modest with a pitched roof. Their position has been amended to ensure that they line up with the windows below.

The spacing to the proposed new dwellings on either side will not change from that previously approved and there are not considered to be any visual amenity concerns with this proposal.

Residential amenity – existing residents

St Peter's House currently has several side openings but these are secondary windows which are to be removed and the openings blocked up as part of

previous permissions. The new houses proposed to each side both have only obscure glazed windows in their side elevations. No loss of amenity to existing or future neighbours will arise as a result of this conversion.

Residential amenity – future occupiers

At around 105sqm the internal floor area for each house complies with the minimum standard for a 3 bed, 5 person 3 storey dwelling (99sqm) and will be of a similar size to the new houses approved at either end. The loft space is quite tight due to the slope of the roof but the plans do show that the rooms meet the minimum standard.

Externally, the rear gardens measure only 4-5m deep and have an area of around 34sqm. The Council's SPD requires a minimum depth of 11m where one house backs onto another (not the case here) and an area of 85sqm for a small detached dwelling (up to 3 bedrooms or 120sqm). The rear gardens would therefore fall considerably short of this minimum area but would be similar to that approved for the house to the east.

The site is in close proximity to an area of public open space, namely Fishersgate Recreation Ground which is to the rear of the site and easily accessible by footpath from Gardner Road. On balance, bearing in mind the need to make efficient use of land within the built up area for new housing, it is considered that this shortfall in the standard is acceptable.

The rear garden depth leaves very little scope for future extensions which could reduce the garden area further. In the circumstances, permitted development rights for extensions and outbuildings should be removed by condition.

Parking and access

Two parking spaces are shown to be provided but WSCC Highways have advised that they do not accord with the minimum size requirements. The proposal has therefore been assessed based on only one parking space being provided, meaning a shortfall of 3 spaces with vehicles needing to park on the street. A Parking Beat Survey was subsequently carried out and submitted by the applicant and this demonstrated that there is space available on the surrounding roads to accommodate any overspill parking.

The parking space should be constructed with an active EV charging point and this can be conditioned, as can cycle parking provision.

A new crossover is to be provided as approved under AWDM/2247/21. The Highway Authority is satisfied with the parking and access proposals and has no objection.

Sustainability and Energy

The site lies within the Shoreham Harbour Regeneration Area where all new development should undertake an assessment of energy demand through the submission of an Energy Statement, in line with the Council's adopted SPD (August 2019).

The submitted plans show a reduction in CO2 emissions through the use of PV panels on the rear roofslope. The Energy Statement submitted with the application confirms a 10% reduction in CO2 emissions will be achieved.

Hazard

The site lies within consultation distance of a major hazard site, Local Fuel at Shoreham Harbour. The HSE has considered the proposal and does not advise against the granting of permission in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Site set up
4. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
5. Work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.
6. Materials
7. Drainage
8. Remove PD Classes A, D, E, F
9. Access
10. Car parking
11. Cycle parking
12. EV charging
13. PV panels and energy efficient measures to be implemented

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

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.

Case Officer: Peter Barnett Date: 9 December 2022

Authorised by: Gary Peck Date: 9 December 2022