Expiry Date - 10/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0327/24 **Recommendation – APPROVE**

Site: **29 Wordsworth Road Worthing West Sussex BN11 3NJ**

Proposal: **Change of use from Class E (Commercial, Business and Service) to Class C3 (Dwellinghouses).**

Date of site visit: 02/04/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Wordsworth Road within a predominantly residential street with commercial and business uses at the northern and southern ends and situated just outside the Town Centre boundary.

The building is traditional in appearance with a tile hung double bay and gable to the frontage, brick to the lower elevations, string course detail and pebbledash to the upper elevations and timber windows with stained glass fanlights. There is a large garden to the rear and parking area accessed from the rear at Heene Place.

The current use of the property is for mental health service provision as part of the Sussex Partnership NHS Foundation Trust (SPFT).

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the change of use of the building from Class E (Commercial, Business and Service) to Class C3 (Dwellinghouses).

The current use of the property is for mental health service provision as part of the Sussex Partnership NHS Foundation Trust (SPFT). This use will cease in September 2024 when the service will be relocated to the new Worthing Integrated Care Centre, when it opens later this year.

The building has a total GIA of 192sq.m arranged over two floors consisting of a kitchen, WC, store, office, meeting room and reception at ground floor and four interview rooms, an office and store at first floor. The change of use will be to a four bedroom house with a dining room, reception room, living room, kitchen, WC and study at ground floor and 4 bedrooms a bathroom and study at first floor.

No changes to the internal layout, external elevations or openings are proposed to facilitate the change of use.

Off road parking for 3 vehicles is provided to the rear of the property.

Relevant Planning History:

95/05885/FULL - Proposed enlargement of existing single-storey extension to provide a disabled persons toilet – Approved

WB/1282/72 – Change of use of detached single dwelling to nursing home and rest home for max. of 12 patients - Approved

Consultations:

Environmental Health - No adverse comments

Private Sector Housing – No objections

WSCC Highways - This application seeks the change of use from Class E to Class C3 to form a single dwellinghouse. The site is located on Wordsworth Road, an unclassified road subject to a speed restriction of 30 mph.

The site is served by an existing vehicular access point on Heene Place, and no alterations are proposed to this arrangement. The LHA does not anticipate that the proposed change of use to a single dwelling would give rise to a material intensification of use of the existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. From inspection of the plans, there appears to be suitable space within the existing parking area for this parking demand to be accommodated.

No details of cycle parking have been provided. Cycling is a viable option in the area and the LHA would request that secure cycle parking provision for at least two bicycles be provided in accordance with WSCC Parking Standards.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

WSP - Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Southern Water - Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: www.southernwater.co.uk/developing-building/connection-charging-arrangements

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: www.southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

UK Power Networks - In response to the Planning Application above, please be aware that my company has no objection to the proposed build providing our rights are maintained.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023):

SP1 (Presumption in Favour of Sustainable Development)
SP3 (Healthy Communities)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Density)
DM5 (Quality of the Built Environment)
DM8 (Planning for Sustainable Communities/Community Facilities)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM20 (Flood Risk and Sustainable Drainage)

National Planning Policy Framework (DLUHC 2023)

National Planning Practice Guidance

Technical Housing Standards – Nationally Described Space Standard (March 2015)
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Principle of Development

The property is currently used for the provision of mental health facilities and is therefore subject to consideration under Policy DM8 – (Planning for Sustainable Communities/Community Facilities). This policy requires the following:

a) The Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties.

And protects against the loss of such facilities:

e) Development which would result in the loss of community facilities will normally be resisted and will only be permitted where:

> *i) an accessible replacement facility of a similar nature is provided that meets the needs of its current and intended users, as well as the local community; or*
>
> *ii) it can be demonstrated that the existing premises are no longer required or viable in their current use and the premises have been appropriately marketed for an alternative community use.*

Sussex Partnership NHS Foundation Trust (SPFT) are the Group Treatment service that use the current property for holding patient groups, which will be relocated to the new Worthing Integrated Care Centre, when the building opens later this year. Following relocation, the application property will be surplus to requirements and will be disposed of by SPFT. The property will be vacant as of September 2024 (estimated).

The loss of community facilities is only permitted where i) replacement facilities can be provided or ii) where the existing premises are no longer viable. The application complies with *e), i)* above, and would be relocated to an accessible replacement facility of a similar nature that meets the needs of its current and intended users, as well as the local community. There would be no loss of community facilities as a result of this application.

Policy SP3 relates to healthy communities. This states:
b) The Council will support proposals for new and improved health services and facilities in locations where they can be accessed by sustainable transport modes.

The relocated services in this case will be improved and more accessible.

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 76 of the NPPF states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes where:

a) The adopted plan is less than 5 years old; and
b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Paragraph 77 goes on to state that where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the Plan period).

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report 2022-23. Table 9 indicates the Five Year Supply measured against the adopted WLP annual target of 230 dwellings plus a 20% buffer, and demonstrates a 7 year supply of deliverable sites.

To maintain the supply of housing, paragraph 79 of the NPPF requires local planning authorities to monitor progress in building out sites with planning permission. Where the Housing Delivery test indicates delivery has fallen below 75% of the local planning authorities housing requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirement for an Action plan and 20% buffer.

The latest Housing Delivery Test was published in January 2022, and covers the period from 2018/19 - 2020/21 (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.

Within Worthing, the most significant constraining factor when considering future development is land availability. The overarching spatial strategy of the adopted Local Plan is to achieve the right balance between planning positively to meet the town's development need with the continuing need to protect and enhance the Borough's high quality environments and open spaces. Policy SS1 seeks to increase the rate of housing delivery from small sites, stating that development should make efficient use of brownfield land whilst also making

clear that the density of development should be appropriate, and relate well to the character of the area.

Whilst there is a need for all types of housing in the Borough, policy DM1 states that to help determine the most appropriate housing mix based on the character and location of an individual site, applications should also consider the most up-to-date evidence of housing needs and demands. The Strategic Housing Market Assessment (2020) identifies the greatest need in market housing for 2-bedroom (40-45%) and 3-bedroom (35-40%) homes. The need for 1-bedroom market homes is 5-15% and for 4+bedrooms is 10-20%.

Policy DM2 sets out the requirement for all new dwellings *d) to meet as a minimum, the nationally described space standards (or any subsequent Government update) for internal floor areas and storage space. These standards will apply to all open market dwellings and affordable housing, including those created through subdivision and conversion. Applicants will be expected to have regard to the Council's local guidance for external space.*

Policy DM5 requires all new development to be of high architectural and design quality and respect and enhance the character of the site and prevailing character of the area including consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design and landscaping. New development should enhance the local environment by way of its appearance and character with particular attention paid to the architectural form, height, materials, density, scale, orientation, tree canopy, landscaping, impact on street scene and layout of the development. It should make a positive contribution to the sense of place, local character and distinctiveness of an area. Its goes on to state that all new development should be well-built, accessible, fit for purpose and adaptable to changing lifestyles, demography and climate. It should include a layout and design that takes account of potential users of the site, creating safe conditions for access and egress and active travel; it should not have an unacceptable impact on the occupiers of adjacent properties including unacceptable loss of privacy, daylight, sunlight, outlook and unacceptable increase in noise giving rise to significant adverse impacts; and should respect existing natural features, including trees and biodiversity.

The creation of a 4 bedroom house would make a small but welcome addition to local housing supply within a sustainable location. The current services provided within the building would continue to be provided with the new dedicated care centre and there would be no loss of facilities within the district.

The principle of development is therefore acceptable subject to consideration of the effects of the proposed development on the character and appearance of the surrounding area, neighbour amenity, the amenity of future occupiers and highway safety.

Visual Amenity

The predominant use of neighbouring buildings is as dwellings consisting of a mix of flats and houses of traditional appearance. The only business uses are to the northern end comprising an antique shop and scanning centre and to the southern end of the road close to the seafront where there is a Chinese restaurant.

It is clear from the appearance of the building and the use of neighbouring buildings that the property was originally designed as a dwelling house, and this is confirmed by application WB/1282/72 for change of use from a detached single dwelling to nursing home in 1972. Since this change of use the building has been occupied by various care providers.

The proposal to revert back to the original use of the building would be consistent with surrounding residential properties and would not have any adverse impact on the character of the street scene. There are no external changes proposed as a result of this application and the traditional appearance of the building would be retained.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity (Existing Neighbours)

There are no extensions or additions to the building proposed by this application and there would be no significant intensification in use or increase in noise or disturbance to neighbours associated with the use of the building as a residential dwelling within an existing residential street.

There would be no detrimental impact on the residential amenities of neighbours as a result of this proposal to return the building back to its original residential use.

Residential Amenity (Future Occupiers)

The change of use of the building would result in a 4 bedroom house with a GIA of 192sqm. The accommodation would therefore be far in excess of the requirements set out within the Nationally Described Space Standards for a 4 bed, 7 person, 2 storey dwelling, of 124sqm. The property would therefore provide a high standard of accommodation in terms of floorspace.

Large windows/openings are to be retained to all rooms ensuring good provision of natural light.

A minimum of 100sqm rear garden space is required for a 4 bedroom dwelling. The garden area retained for this dwelling is approximately 150sqm (excluding rear parking area) and therefore would provide ample outdoor space for the occupants.

Sufficient space would be available for the provision of cycle parking and storage. Waste and recycling storage facilities would be provided to the rear of the site.

The proposed conversion to a 4 bedroom house would provide a high standard of accommodation.

Parking and Highway Safety

Parking is provided at the rear of the site for at least three vehicles and this satisfies the required demand for a 4 bedroom house.

There is no anticipated material intensification of use of the existing access point in relation to the proposed change of use to a single dwelling and no concerns have been raised in this respect.

Cycling is a viable option in the area and a condition requiring secure cycle parking provision for at least two bicycles will be added.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links.

The proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and there are no transport grounds to resist the proposal.

CIL

As there is no additional floorspace proposed the CIL charge will be £0.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Covered Secure Cycle Parking to be provided

Informative

1. 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.

2. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road,

Expiry Date - 10/05/2024

Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

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

Case Officer:	Amanda Haslett	Date:	09/05/24
Authorised by:	Jo Morin	Date:	09.05.2024