DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0246/FULL

DATE OF SITE VISIT: 19 May 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site comprises a mid-terrace two storey house. The site is located in a residential street, largely comprised of similar terraced houses arranged in a U-shape.

PROPOSAL:

The application proposes the formation of a new door to the front, door change to window to the rear and the conversion of the house into two flats together with a 2 metre high fence to the rear garden. Internally the ground floor and first floor would be separated and two (2) approximately 45 square metre flats created.

RELEVANT PLANNING HISTORY:

None relevant.

RELEVANT PLANNING POLICIES:

Worthing Local Plan policies H18
Core Strategy policies 7, 8, 9 and 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

One submission was received in relation to Council's notification of the proposal which comments upon:

- Increased overlooking from the top floor flat,
- Increase in parking demand,
- Noise,
- Unsatisfactory use of shared access.

RELEVANT CONSULTATION RESPONSES:

Planning policy: The site offers 1 one-bed flats and 1 two-bedroom flat. Policies 8 and 9 in the Worthing Core Strategy address the shortage of family homes in Worthing based on evidence set out in the Strategic Market Housing Assessment. The main objective of Policy 8 Housing Mix is to redress the imbalance in the housing mix that has dominated recent new development, namely smaller flats and the need for more

family accommodation. This would not comply with Policy 9 of the Core Strategy as there is no increase in family housing

Health and housing: No objections.

PLANNING ASSESSMENT:

The application site is located within the built up area wherein there is no objection in principle to the provision of new dwellings subject to them integrating satisfactorily with the established character of the area, not resulting in any detriment to neighbours amenity and achieving compliance with all other relevant policies.

In this instance the application proposes the conversion of an existing three (3) bedroom house to two flats. The Worthing Core Strategy specifies that the Borough already has a high proportion of flats (approximately 40% of housing stock) which is well above the national average. There is a general requirement for smaller sized family accommodation such as the existing property at 105 The Quadrant, being a smaller sized family dwelling.

The Borough is meeting its housing land allocation and is projected to meet this allocation over the next several years. There is therefore no requirement to provide additional small dwellings in the form of flats.

As such the loss of family accommodation is considered objectionable under policy 9 of the Core Strategy.

In other regards no objections are raised. The external alterations are of a modest nature. No substantial changes to the building are proposed. No additional windows are introduced such that there would be no material increase in overlooking. Issues such as access, noise, refuse disposal and outdoor amenity space can be addressed by way of condition were the application recommended for approval.

No parking provision is available but the use of the property as two (2) flats is considered to generate a comparable demand to that of a two (2) bed house.

In other regards the development is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Refuse planning permission.

REASONS FOR RECOMMENDATION:

The proposed development would result in the loss of a small sized dwelling suitable for family accommodation for which there is a high demand for and limited supply of within the Borough which already includes a high proportion of small flats. The use of the building as two flats would result in the loss of this accommodation and result in the provision of additional flat based accommodation which is already over-represented within the Borough. The development therefore fails to comply with Policy 9 of the Worthing Core Strategy 2011.

Saved Worthing Local Plan Polices

H18

Core Strategy

Policies 7, 8, 9 and 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign.....[redacted].....Date.....6/6/11.....

Authorising Officer sign[redacted].....Date.....6.6.11.....