Development Management - Delegated Officer Report

Application Number: AWDM/1358/20 Recommendation – Approve

Site: 402A Brighton Road, Shoreham-By-Sea

Proposal: Change of use of the ground floor to enlarge existing lower ground floor dwelling and retention of existing natural health clinic in outbuilding

Date of site visit: Not visited. Assessed using Google Maps and applicant's photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is located on the north side of Brighton Road within the Shoreham Conservation Area. It has been divided into part residential and part commercial usage, occupied by 'Face Facts' Natural Health Clinic.

The applicant wishes to operate her business from a single treatment room only and, as such, the ground floor of the main building has become surplus to requirements for the clinic.

The application therefore seeks to convert the lower ground floor bedsit, combined with the ground floor of the dwelling, to create a 2 bedroom maisonette. Two treatment rooms will be removed from the dwelling and the Natural Health Clinic will continue solely within the annex building 'Studio 402a', an outbuilding adjacent to the site entrance. A maisonette will remain on the upper floors of the dwelling.

Relevant Planning History

SU/77/02 - Change Of Use Of Ground Floor & Basement Rooms To Natural Health Clinic With 3/4-Bedroom Maisonette Above

SU/125/05 - Change of Use of Lower Ground Floor to Flat and Addition of Conservatory/ Entrance Porch

AWDM/1397/13 - Change of use of existing health clinic storage room to a sports injury training studio

Consultations

West Sussex County Council: The **Highways Authority** has no objection. Taking into account the existing permitted clinic use in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. The LHA would not wish to raise any highway capacity concerns to this application.

The application form states that the site's curtilage consists of 5 parking spaces and these will be retained for the clinic and the proposed maisonette. The WSCC Car Parking Demand would expect 2 parking spaces to be provided for the proposed residential flat.

Adur and Worthing Councils: The **EHO (Private Sector Housing)** comments:

The plan is a nominal improvement over the existing substandard bedsit, but the Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works**.**

ADCAG: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 20
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The existing business use will be reduced but not lost as it will continue from the outbuilding. As such, the proposal is considered to be acceptable in principle.

Visual amenity

The proposal will not result in any external alterations to the building.

Residential amenity

The proposed maisonette will have a floor area of around 90sqm which exceeds the minimum standard for a 2 bed property (79sqm). It will be an

improvement on the small bedsit that exists and an adequate unit of accommodation will be provided. The proposed dwelling also has a small yard area to the rear.

Parking and access

There are 5 spaces available within the existing car park which is considered to be adequate to meet the uses on site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Use of annexe as health clinic only and no other use within E
4. Hours of clinic 8.30am -7pm Mon-Fri and 8.30 - 1pm Sat

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

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.

PSH Informative

Case Officer: Peter Barnett Date: 22 February 2021

Authorised by: Gary Peck Date: 22 February 2021