Application Number: ADC/0316/07 Recommendation – APPROVE

Site: **32 Roberts Road, Lancing BN15 8AR**

Proposal: **Enlargement of existing building (office/store) (with first floor, rear extension, front dormer and rooms in the roof, & rear roof terrace) for use as 3 self-contained residential units (1 one-bedroom maisonette, 1 two-bedroom maisonette and 1 one-bedroom groundfloor flat)**

The Application

The site currently comprises a flat-roofed, single-storey commercial building attached to the end of a terrace of two-storey houses (most with rooms in the roof). It is located on the south side of Roberts Road and appears to be known as both 31 and 32 Roberts Road in different circumstances. The property is vacant and a little rundown in appearance. The last occupier was a gas boiler company using it as offices and storage.

The existing building projects beyond the rear of the adjoining terraced house to the east. At the end of the rear garden area, within the site, is a separate storage building and a small paved yard. There is a pedestrian access to the rear of the terrace of houses that runs adjacent to the site. To the front of the building is a small forecourt enclosed by a low wall. There is currently no on-site parking.

Planning permission is sought to add a first floor onto the existing single-storey building with a pitched roof at the front, contiguous with the attached houses, and a flat roof at the rear. The resulting building would then be divided into 3 self-contained residential units, each with a separate access at the side (a one-bedroom maisonette, a two 2-bedroom maisonette and a one-bedroom groundfloor flat). The space inside the pitched roof area would be utilised as living accommodation with a dormer window at the front and rooflights in the rear roofslope.

Outside, it is proposed to provide each unit with a small garden area or roof terrace, the provision of one off street parking space at the front of the building and cycle parking and bin storage in the existing brick outbuilding at the end of the garden.

Planning permission was previously sought for the change of use of the site to an educational centre for up to six young people aged 11–16 (ADC/87/06). The application was refused by the Committee on grounds that it would have an unneighbourly impact on the residential character and the amenities of the locality by reason of the general level and nature of activity likely to be generated.

The current application is a resubmission of application ADC/184/07, which was withdrawn following concerns about the size and layout of the internal living accommodation proposed.

Consultations and Representations

County Transport Planning Services: No objection. Comment that the formation of 3 residential units would result in an increased demand for on-street car parking. However, the proposal does include an off-street car parking space and, more importantly, the property is in an easily- accessible location allowing less dependence on the private car for transport. In accordance with PPG13, therefore, whilst the car parking provision is well below the adopted maximum Standard, the overall impact of this proposal should have little material impact upon the existing highway network subject to a TAD contribution of £2,470 being paid and the provision of secure covered cycle parking.

Director of Services: The EHO has no objection but points out that daylighting to one of the bedrooms would be insufficient.

Lancing Parish Council: No comments received. No obj

Third Parties: 3 letters of objection have been received from residents of No's 29 and 30 Roberts Road and the office at 96 South Street. The main points raised are:-

- A disabled parking bay has been installed outside No. 30 which should not be obstructed;
- No. 32 has double yellow lines outside it;
- Additional homes will put pressure on parking in an already very busy area where parking is used by businesses in South Street and events in Lions Hall;
- Cars often park on double yellow lines and across accesses causing annoyance and inconvenience;
- New developments in South Street have ground floor parking under the flats;
- Loss of light;
- Possible overlooking and loss of privacy; and
- Concern about access to rear of properties.

[NB. the residents of No's 29 & 30 Roberts Road request to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE1-2, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH1-2, AH9, AE5-6, AT12
Adur Development Plan - Submission Core Strategy 2006-2026 (ADC 2007): R1, H1, H3, T3-4, ENV4, ENV10
PPS1 'Delivering Sustainable Development' (ODPM 2005)

PPS3 'Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

Policies

The site has been used as commercial offices and stores for many years (although now vacant and un-let). It is within the area covered by the Inset Plan for Lancing town centre and is subject to policies AS1, AE5 and AE6 of the Local Plan which allow for the improvement or extension of existing shops (Class A1) and offices (A2 or B1) and changes of use to or redevelopment for shops and offices. These policies are subject (amongst other things) to there being no loss of residential accommodation on upper floors, to extensions and alterations being appropriate to the locality, to no loss of amenity to nearby residents and to on-site parking arrangements and access being acceptable. Policy AS1 seeks to resist the loss of existing shopping provision where it would detract from the character and vitality of the area, but there is no similar requirement to retain other existing commercial uses.

Policy AH2 (infill and redevelopment) of the Local Plan states that redevelopment in the built up area will be acceptable providing the site is not allocated for another purpose and subject to appropriate appearance, scale and character, respecting natural site features, respecting existing residential amenity, adequate access and parking arrangements and according with adopted standards.

Residential Amenity

The proposed residential units would be attached to the east side of the end dwelling of a row of Victorian terraced houses, with similar style houses on the opposite (north) side of Roberts Road. Adjoining to the west is a narrow passageway which serves the rear of properties fronting South Street. The passageway extends around the rear of the site, running eastwards to provide rear access to the terraced houses in Roberts Road. Further west, beyond the passageway, is a small car park belonging to Craftwork Carpets. The properties in South Street are predominantly of a commercial character, albeit having a secondary shopping role compared to North Road, Lancing. Roberts Road itself is a relatively narrow residential road characterised by a variety of dwelling types and styles.

The proposed firstfloor extension would abut the existing blank side elevation of No. 30, which is currently fairly prominent in the streetscene when approaching along Roberts Road from South Street. The proposed second storey would project at the rear by 1.8m beyond the rear of No. 30 but this would be stepped in from the boundary with No. 30 by 1.6m and would therefore not have any significant impact on sunlight or daylight to No. 30. A roof terrace is also proposed for which screening on the eastern side is considered appropriate to avoid any overlooking into the rear of No. 30 (a condition is recommended for this).

Beyond the site, to the rear, is a row of garages and therefore there are no concerns about overlooking to the rear. The proposed front dormer would be similar to others existing in the terrace. The relationship with the houses on the opposite side of the road would be the same as for the existing dwellings in the vicinity, about 15m distance front to front, which is common in urban residential areas.

The living environment that would be created in the units is considered acceptable and the room sizes are in accordance with the Development Control Standards. There is some concern over inadequate natural light to bedroom 1 of unit 3. It is considered that this can be overcome by the addition of an additional window in the west side elevation, which could be obscure glazed or high level to prevent overlooking to the west. Amended plans have been requested.

Visual Amenity

It is considered that the design and appearance of the proposal would be acceptable in the streetscene. The dormer would be very similar in appearance to existing examples in Roberts Road. It is considered that the proposed development of this site would benefit the appearance of the streetscene.

Access and Parking

Having regard to the sustainable location of the site on the edge of Lancing town centre, with different transport options available, County Transport Planning Services have not raised an objection to the proposed change of use, subject to the provision of adequate secure, covered cycle parking and a sustainable transport contribution. With regard to the concerns raised by third parties about lack of on-site parking, it is considered that the proposed use would be likely generate less traffic than the existing authorised commercial use of the premises. The previous occupants of the site were a boiler company that had vans arriving at the premises to load/unload throughout the day and parking on the adjacent public highway.

Normal highway parking restrictions apply and therefore the marked disabled space outside No. 30 would not be available for general use by potential occupiers of the new dwelling units.

Sustainable and resource efficient buildings

Policy ENV4 of the new Adur Development Plan - Submission Core Strategy states that measures will be required to ensure new buildings achieve efficient environmental performance and to meet the Government's new Code for Sustainable Homes. Policy H3 also requires all new homes to be designed to 'Lifetime Homes' standards. Conditions are accordingly recommended below.

Conclusion

The proposed use of this site on the edge of Lancing town centre for residential use is considered acceptable. In particular, the proposal would meet a housing need for smaller homes within an accessible location and is consistent with current Government guidance in PPS3 and PPG13 to facilitate and promote sustainable and inclusive residential development.

Recommendation

A. Subject to a satisfactory section 106 Obligation being completed by 18 July 2007 undertaking to pay £2,470 to sustainable transport improvements in the locality, APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH1-2, AH5, AT12), the West Sussex Structure Plan (LOC1, NE1-2, CH1, ERA1, DEV1, DEV4-5) and the Adur Development Plan Submission Core Strategy (R1, H1, H3, T3-4, ENV4, ENV10).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ai (Details of external materials to be approved)
3. C8Bi (Car and cycle parking spaces to be constructed and retained) (amended)
4. Unit 3 shall not be occupied unless and until screening to the sides of the roof terrace has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such screening shall thereafter be retained permanently.
5. C14A3 (Permission relates to application as amended by revised plan)
6. The proposed flats shall achieve efficient environmental performance by, prior to their occupation, being completed to achieve at least level 3 of the Code for Sustainable Homes in accordance with details submitted to and approved in writing by the LPA.
7. The proposed flats shall, prior to their occupation, be completed to meet the 'Lifetime Homes' standards in accordance with details to be submitted to and approved in writing by the LPA.

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B. In the event that a satisfactory section 106 Obligation is not completed by 18 July 2007 (the date that the statutory period for determining the application expires), that authority be delegated to the Head of Planning & Community to refuse the application on grounds that it does

not comply with Structure Plan policies DEV3-5, Submission Core Strategy policy T3 and the Revised West Sussex Parking Standards and Transport Contributions Methodology requiring improvements to sustainable transport in the area.

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