DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0140/FULL – 331 Goring Road

DATE OF SITE VISIT: 14/05/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site is amongst an established shopping parade on a reasonably busy road. The parade largely consists of three story inter-war period terraces.

The application property sits amongst one such terrace. The ground floor is put over to commercial premises (estate agents) with the remaining floors residential in their use. This accommodation presently consists of a self contained 3 bedroom maisonette. It is accessed from the front via a street entrance and at the rear via an external staircase. An informal parking area serving the commercial premises and the flat is available at the rear.

The usage of the properties either side of the application site are similarly laid out; commercial at ground floor with residential accommodation over. The property to the west (No. 335) has been extended off the rear via a flat roof single storey extension which runs along the shared boundary. This has been subdivided into flats in a similar arrangement to what is proposed. It has its own roof terrace.

PROPOSAL:

The development sought for has been advertised as Conversion of existing 3-bed maisonette and attic space to form 2 no. 1 bed flats and 1 no. Studio flat, all communally accessed from Goring Road. Erection of 2 no. Rear dormers and insertion of 2 no. Roof lights in front roof slope to facilitate conversion with replacement external staircase at rear to provide access to new roof terrace, together with bin and cycle storage and rationalisation of parking at rear. Replacement of 12 no. First and second floor windows (front and back) and rear entrance door and insertion of 2 no. Roof lights in front roof slope

The proposal consists of:

- Conversion of 3 bed maisonette to 2 no. 1 bedroom residential flats and 1 no. studio flat. All three units would have a communal street access. The first floor unit would have access to a private roof terrace accessed from a new external staircase at the rear

- Formation of 2 no. dormers in rear elevation, insertion of 2 no. roof lights in front elevation, and replacement of existing first and second floor windows

- Laying of new hard standing and rationalisation of parking arrangements on site with cycle and bin storage

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES:

South East Plan
SP3, CC1, CC4, CC6, H1, H4, H2, H5, H6, T4, NRM10, BE1, BE2

Core Strategy
4, 7, 8, 9, 15, 16, 17, 19

Worthing Local Plan 2003
H16, H18, TR9, RES7

Government Advice
PPS1, PPS3, PPS4, PPG13, PPG24, PPS25

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

West Sussex County Council consultation response:

Site located off Goring Road, the A259. Access via a service road running parallel to the site and via a private rear accessway

Based on the plans provided no highway concerns would be raised to the proposal. It is assumed the three existing parking spaces will be housed to the rear of the site. As submitted, the cycle parking is sufficiently detailed to determine that adequate space exists for this facility.

If the LPA are minded to approve this application, conditions to cover materials storage and contractor parking clear of the highway should be included

Borough Planning Policy consultation response:

On the face of it the proposal could conflict with Policy 9. However the locality itself is not perhaps the most appropriate for 'family housing' given its location above a shop within a parade and with limited amenity space. The small roof terrace is the only amenity space.

It could be argued that whilst the existing unit is a larger unit it is not necessarily suitable family housing given the environment in which it is situated and the limited amenity space etc.

Bullet point 2 is applicable regarding the environment of the unit and that whilst it may not be suitable for family housing it could be suitable to smaller units.

Borough Environmental Health consultation response:

Add precautionary contamination condition as extension of vulnerable use

Borough Health and Housing raise no objection.

One letter of objection received from occupier of No. 317 Goring Road, content summarised below:-

- *These maisonette flats were purpose built for families to inhabit. There is a shortage of three bedroom homes it should remain intact and be refurbished*
- *Area becoming bedsit land. With KFC an abundance of litter, cartons and rubbish has to be put up with*
- *Greatly against conversion of attic space to provide studio flat, especially with additional of front dormer will spoil roof*
- *Rear dormers make roof space cluttered*
- *Do not like to see multi-occupancy of these premises.*

PLANNING ASSESSMENT:

Introduction

The principle planning concerns with this development is the principle of subdividing the existing residential accommodation, its impact visually and upon neighbours, parking and highway safety, and sustainable construction.

Although Environmental Health requests a precautionary condition, the site is not one identified at risk from contamination. As such an informative is sufficient to raise the applicant's awareness of the risk.

Principle

The present accommodation is a large maisonette. Worthing Core Strategy Policy 9 allows the loss of this accommodation type if the housing and its environment are of an unacceptable standard, which cannot be improved.

In this particular circumstance the loss of the maisonette can take place without the spatial objectives of the Core Strategy being compromised.

This is because an outcome of the Core Strategy's Strategic Objective 4 (*Meet Worthing's Housing Needs)* is to ensure the right homes (type, size, tenure, design) are built in the right place with the highest density development located in the most sustainable and accessible locations. Moreover, to meet the housing delivery targets placed on the Borough the needs of *all* sectors of the community (not just families) should be sought.

Fulfilment of this ambition necessitates providing smaller units of accommodation in suitable parts of the town to serve the needs of certain groups in the community. The proposal would certainly assist in doing this by creating reasonably good-sized 1-bedroom flats and a studio flat. This new housing stock would also contribute to housing provision within the town.

Moreover, the locality of the application site is not the most appropriate for 'family housing'. It is situated above a shop within a commercial parade with limited amenity space. The small roof terrace is the only amenity space and this falls below an expectation of appropriate private outdoor amenity space

needed to accommodate the needs of a growing family. The accommodation is poorly accessed at the rear by way of an external staircase open to the elements, which itself can only be reached by passing between parked vehicles along a vehicular access road with poor visibility.

So the site is not considered a suitably safe and secure living environment that would appeal to family occupation. In many aspects it is below market expectations. Internal arrangements make its improvement difficult; commercial premises occupy the ground floor so access to the flats would likely stay communal.

Finally, the conversion of the adjoining unit at No. 335 Goring Road from a 3-bed maisonette to a similar number and mix of flat types was recently approved (WB/07/1145/FULL refers), albeit this was agreed under the previous Development Plan policies.

For these reasons there is no inherent conflict with planning policy - the principle of the development being compliant with these, and within the character of its surroundings.

Visual

The rear dormers match the design and style of the dormers on the building alongside. They sit comfortably within the respective roof slope and would not appear obtrusive and/or cramped.

The roof lights are to be of Conservation style and are partially hidden behind the second floor parapet. The replacement windows appear to sufficiently replicate the proportions of the original frames (but a condition should be imposed securing this as the drawings are somewhat unclear on this matter). Therefore none of this fenestration would be obtrusive.

The remaining changes at the rear, including the staircase and timber screening, would be entirely appropriate to the setting of the back of functional commercial premises and shopping parade.

For these reasons the amended scheme is satisfactory, visually.

Neighbours

It is the neighbours to both sides of the application site which would be principally affected by the proposal (the development is removed from remaining neighbours)

Neighbour to west

This property has itself been extended off the rear via a flat roof single storey extension. It has been subdivided into a series of flats in a similar arrangement to what is currently proposed, with its own roof terrace.

Enlargement of the application property's roof terrace would inevitably give rise from additional noise and disturbance. So too would the staircase being positioned nearer to the shared boundary.

Nonetheless the proposal is to retain the current screen between this roof terrace and the newly enlarged one at the application property. And the seating area is now moved off from the boundary due to the relocated staircase whereas presently it abuts the screen. The steps of the staircase would be padded to reduce the sound of comings and goings.

This, together with the fact that this neighbour already experiences a good deal of noise and disturbance from present access arrangements, is sufficient to avoid any unduly adverse impact from arising.

The enlarged terrace is to be enclosed by screening similar in height to what is currently there, so overlooking would be no greater than at present.

Neighbour to east

An enlarged roof terrace would inevitably give rise to additional noise and disturbance. However the terrace is set some distance from windows serving the living space of that neighbour.

This, together with the fact that this neighbour already experiences a good deal of noise and disturbance from present access arrangements, is sufficient to avoid any unduly adverse impact from arising.

The enlarged terrace is to be enclosed by screening similar in height to what is currently there, so overlooking would be no greater than at present.

Parking and Highway Safety

The proposal would provide 2 spaces for the commercial premises and 1 space for one of the 1-bed flats, all at the rear. Moreover good quality secure and covered cycle storage is to be provided for the flat occupiers and this is sensibly positioned to be easily accessible.

According to the West Sussex County Council Car Parking Demand Calculator tool there would be a shortfall of 2.32 car spaces. Inevitably given this some additional parking demand would have to be accommodated on surrounding streets.

Nonetheless the proposed parking layout is an improvement upon current arrangements, which consist of an informal area at the rear of the site with no demarcations. There is an opportunity to secure the long-term arrangement of parking, and bin and cycle storage on the site by imposing conditions to this permission. The applicant has expressed his acceptance of this.

Further, it is considered the surrounding streets have the capacity to accommodate such a shortfall. Indeed the site is centrally located within a large shopping parade close by to local facilities, and well-serviced bus stops. Goring-by-sea train station is within cycling distance. This allows for a flexible approach to parking standards, where a small shortfall would be acceptable.

The proposed layout would not allow for on-site turning, but this is present situation. However the access road running behind the parade is infrequently trafficked and could accommodate the manoeuvring of some additional vehicles with ease.

Given this the parking arrangement is unlikely to give rise to a materially harmful impact upon parking provision and highway safety.

Sustainable Construction

The applicant has submitted a sustainability statement including appropriate energy efficiency measures to be incorporated within the conversion. Any approval would be conditioned to ensure the development is built out in accordance with it.

Conclusion

For the above reasons the proposal would not have an unacceptable impact upon identified amenities, and planning permission should be granted.

RECOMMENDATION:

Approve subject to:-

1. Standard time limit
2. Plans as approved
3. Development built out in accordance with sustainability statement
4. Limitations of construction hours
5. ~~Contractors vehicles and materials storage details~~ Communal aerial only
6. No occupation until details of replacement windows
7. Hard surface to be permeable/porous
8. Car parking spaces to be provided prior to occupation and kept
9. Bin store to be provided prior to occupation and kept
10. Cycle store to be provided prior to occupation and kept
11. Roof terrace, including screening, to be completed out prior to occupation subject to details to be agreed. External staircase + roof terrace only used by occupiers of first floor flat.
12. Roof lights to be conservation style
13. First and second floor corridor windows be obscured
14. Non-slip staircase steps to be installed prior to occupation
15. External lighting details to be agreed

+ Precautionary contamination informative

REASONS FOR RECOMMENDATION:

The proposal complies with relevant Development Plan policies.

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

~~N/A~~ Yes

DELEGATED

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

Authorising Officer
Sign.....[redacted].....Date.....7/6/11