Expiry: 8/4

Development Management - Delegated Officer Report

Application Number: AWDM/0145/25 Recommendation – Grant

Site: 6 Southdown Road, Shoreham

Proposal: Conversion of ground floor former dental practice to 3 bed flat, removal of rear addition, replacement rear external spiral stair and new sliding doors to rear.

Date of site visit: 14/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is on the east side of Southdown Road in a predominantly residential area. It comprises the southern half of a pair of semi detached Victorian houses. The building has three floors and until recently was used as a dental practice on the ground floor with a maisonette on the upper floors. Distinctive design features of the building include front bay windows on all levels with a gabled roof, a protruding bay window in the rear roof space leading out onto a small balcony. There is a first floor rear terrace with staircase to the garden also.

There is off street parking to the front and a rear garden approximately 30 metres in length with double garage at the end abutting a vehicle track.

A two storey extension has been added to the south side and a rear ground floor extension with terrace over.

The site is in the Shoreham conservation area but it is not a listed building. There are no TPO's on the site. There is no known flood risk.

Relevant Planning History

AWDM/0636/15 - Two-storey extension to south elevation to provide new reception area and fourth surgery for ground-floor dental practice and further residential accommodation on first-floor for existing 4-bedroom maisonette.

AWDM/0333/12 - Two storey extension on south side. Granted

Consultations

Health: No objection.

Highways: No objection.

WSP (Drainage Consultant) – No objection.

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Southern Water:

'The applicant has not provided details of the proposed means of disposal of foul/surface water drainage from the site. Southern Water is unable to comment fully on this Planning Consultation until such time as the relevant information is provided.

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

ADCAG: Support the application.

Representations

54 neighbours consulted. No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15 and 33
'Supplementary Planning Guidance' Space Around Dwellings
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
Technical Housing Standards DCLG 2015

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Loss of community facility

The dental surgery on site closed and relocated to Brighton Road Shoreham. This community facility has not been lost to the town.

Future living conditions

A 3 bedroom flat is to be created. The floorspace is large at 185sqm which well exceeds the minimum floorspace in the Technical Housing Standard of 95sqm for a 3 bed 6 person unit.

The intended occupier is the father of the family which lives upstairs. The front and rear gardens are to be shared.

The flat to be created is very well proportioned and includes frontage off street parking and direct access to the large rear garden.

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Residential amenity

The use of the ground floor as a 3 bed flat is wholly compatible with this residential environment and will be a less intensive use than the previous 4 consulting room dentist practice. The spiral staircase is less intrusive into the garden than the existing one and will afford no greater overlooking.

Visual amenity

The removal of the small rear addition, the introduction of bi fold doors and the replacement of the wooden stair with a spiral staircase will improve the appearance of the rear elevation and will not be harmful to neighbour amenity.

Highways

The Highway Authority does not object to the application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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. SW connection

Case Officer:	MOK	Date: 20.3.25
Authorised by:	Peter Barnett	Date: 24 March 2025