Development Management – Delegated Officer Report

Application Number: AWDM/0454/17 Recommendation – APPROVE

Site: 117-119 Sompting Road, Lancing, West Sussex

Proposal: Separation of existing single storey rear extension to facilitate use as a separate dwelling unit (resubmission of AWDM/1106/16)

Date of site visit: 18.10.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Planning History

The application relates to the rear, extended part of nos 117-119 Sompting Road. It is on the south east corner of the junction between Sompting Road and Leconfield. The site lies within the built up area of Lancing within a residential area. The existing buildings at the application site comprise of a convenience store fronting Sompting Road at ground floor across both 117 and 119. Consent was given in 2011 for a hipped roofed single storey rear extension with some demolition works and a first floor west side extension, ADC/0023/11. This results in the current situation of a 1 bedroom flat above the shop at 117 (with use of the roof space second floor plan not provided.) With a further original 3 bedroom maisonette which is currently benefitting from the extension to the rear which provided an additional two ensuite bedrooms and a lounge with loft storage all linked internally to the shop. The rear of the site is enclosed with fencing and a block wall, there is some existing amenity space, bin storage within this enclosed area.

Proposal

The current application seeks consent to separate the existing single storey rear addition (with roof storage space) to facilitate use as a separate dwelling. This is a resubmission of AWDM/1106/16 which was withdrawn due to concern over inaccurate information and supporting details therefore a full assessment of the proposal could not be made.

The floor plans show internal walls at ground floor blocking the internal connection between the rear section of the building and the shop therefore providing a three bedroom maisonette at no. 119, (which no longer would have an internal connection to the shop and has a proposed new external entrance on the western side of the building.) A one/two bedroom first/second floor flat self-contained with external access is unchanged from existing, (117) The rear section of the building would have the internal connection to the shop and maisonette removed and be a self-contained two bedroom ground floor unit with access to storage in the roof space. There is already an entrance from the west side of this part of the building into the existing

lounge. This will become the primary entrance and the lounge is shown on the proposed plans as being changed to a lounge/kitchen.

The submitted plans indicate the division of amenity space within the area of land surrounding the buildings. A condition is attached below seeking details of how the amenity space will be formally divided and the form of boundary treatment proposed. Also required by condition are details of how the frontage on the western side of the site adjacent to the main entrance to the new dwelling will altered to address the street scene and frontage onto Leconfield Road. Cycle storage is also proposed as requested by officers. The current use of rear/side amenity space appears to be informal with no division of space. No car parking is provided and the applicant's agent has confirmed that deliveries to the shop will be through the front entrance and the plans show that the shop will no longer be internally connected to the residential accommodation.

Amended plans have been submitted following concerns from EHOs relating to means of escape. Strictly speaking these matters relate to Building Control not planning yet it seemed pragmatic to address these issues at an early stage. The amended plans do not represent any significant changes to the proposal in planning terms yet they address the concerns by EHOs as comments below confirm.

Lancing Parish Council: - No objections

Consultations:

Southern Water: The following advice is given:
- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer.
- The applicant requires a formal application for a connection to the public foul water sewer.
- Informative relating to connection to public sewer.

WSCC: The following advice is given on the original application AWDM/1106/16 and the subsequent advice on the current application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for separation of existing extension to form an additional separate residential unit, creating a total of 3 residential units and retention of shop use on part ground floor. The site is located at the junction of Sompting Road ('C' classified) and Leconfield Road (unclassified) both subject to a 30 mph speed restriction in this location. The site does not benefit from off street parking and no vehicular access or parking works are proposed.

Under the WSCC Car Parking Standards, one car parking spaces may be provided for the proposal. From an inspection of local mapping on street parking is an existing practise and we would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Local Planning Authority (LPA) may wish to consider the potential impacts of this development on on-street car parking. Furthermore, it is considered that modes for sustainable transport could be taken up and a bus stop is located outside of the site.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application they may be minded to secure a cycle storage condition.

Current Application AWDM/0454/17

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application AWDM/1106/16 to which no objections were raised. The application was withdrawn.

This current proposal is a re-submission which, from an inspection of the plans, does not appear to include any material changes to the previous proposal for one additional residential unit at the site. Please refer to comments to AWDM/1106/16 dated 28/10/2016.

If the LPA are minded to approve the application they may be minded to secure a cycle storage condition.

Adur and Worthing Councils – Environmental Health - Technical: - No comments or issues to raise.

Housing: - Initial comments The only means of escape in the case of fire from the ground floor bedrooms is through another habitable room and so they are 'inner' rooms. This risk can be mitigated by ensuring that the bedroom windows comply with building regulation requirements for fire escape windows. The only means of escape in the case of fire from the first floor bedroom is through the high risk kitchen and living room and so it is an 'inner' room. The windows cannot be made to comply with building regulation requirements for a fire escape window and it would not be acceptable under the Housing Act 2004 in any case. I would therefore object to the proposal. **Amended plans received –** The applicant has created a protected lobby from the first floor bedroom and so resolves my concerns.

Engineers: - Require confirmation that drainage will remain as existing.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7, AH2
Development Control Standard No.3 'Extensions and Alterations to Dwellings' Development Control No. 2 'Space Around New Dwellings and Flat. Development Control Standard No. 4 – Flat conversions. Good Practice Guidance Note Internal Space Standards (2009)
Adur Submission Local Plan Policy 15, 21(2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the creation of a new dwelling within the built up area. Consideration must be given to the standard of accommodation that will be created as a result of the proposal, the provision of amenity space, outlook etc. There should also be consideration of the impact upon the character and appearance of the locality. The impact upon the local highway network is also for consideration here. In relation to the engineer consultation above, the applicant's agent has confirmed that drainage will remain as existing.

Visual Amenity and Character

The proposal here is formal separation of the rear part of the building to facilitate the use of this part of the building as a separate dwelling unit. This change does not entail any external changes to the building. However in line with the condition set out below the division of amenity space and opening up of the property frontage to address the highway will result in some visual changes to the site. These works will be subject to the submission and approval of relevant details. Similarly cycle storage is shown yet no details of the proposed structure has been provided. These works will be subject to conditions attached below to require the submission and approval of such details prior to first occupation of the separate unit of accommodation.

The internal separation of the building will result in an additional independent dwelling than already exists at this site, (117-119 Sompting Road.) This is a residential area therefore such a development in principle would not be out of character. It is likely that there would be more activity associated with the site in the light of the division of the building to create an addition dwelling unit. Yet the number of bedrooms remains unchanged and the occupation could potentially remain the same. It is therefore not considered that any increased activity would be significant and therefore be detrimental and alter the character and appearance of this residential locality. It should be noted that there is storage space shown on the plans in the roof space which is internally accessed from the ground floor of the unit. Permitted development rights in relation to this unit have also been removed to retain control over possible future enlargement of the new dwelling, or introduction of additional roof openings, in the interests of safeguarding residential amenity.

Residential Amenity

The rear addition forms the section of building to be divided off as a further dwelling unit. This is a logical way to subdivide the building and it is not considered that the use of this part of the building as a separate unit would give rise to any loss of privacy, loss of light or overbearing impact between dwellings. The amenity space is currently enclosed from the surrounding highway yet it is open and shared between the dwellings at 117-119 Sompting Road including the shop. The formal subdivision here should allow for division of such space to ensure each unit has space for refuse and cycle storage and some external space. Subject to submission of details of this subdivision and external boundary changes this is on balance considered to be acceptable.

The new unit provided is of two bedrooms both with en-suite with a combined living/kitchen space, storage is within the roof space. It would have a floor area of 78.7 sqm (not including the loft storage) which meets the Council's minimum

standard of 77sqm for a new 2-bedroom dwelling and would provide sufficient living accommodation that does not differ greatly from the current provision.

Highways

Comments from the Highways Authority are set out above and advise that the proposal would not give rise to a severe impact upon the highway network. Although no parking is provided at the site no additional bedrooms are created here albeit a new dwelling unit is to be created. This is considered to be a sustainable location on a public transport route. There are some local parking restrictions however residential streets surrounding the site provide on street parking. This development may create additional pressure yet it is suggested that this would not be greatly different from existing.

Cycle storage is shown on the submitted block plan. A condition is attached to ensure that details are submitted and approved and such provision remains at all times.

Other Matters

The comments from Southern Water are set out above. As the proposal does not involve any construction works it is not necessary to attach the standard conditions and informatives as advised here.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Cycle storage & refuse storage
4. Agree treatment of frontage and frontage boundary treatment to include the removal of existing boundary treatment to property frontage to improve the street scene
5. Remove PD rights – Classes A, B, C, D, E.

Informatives

1. Proactive with amendments

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

Case Officer: Hannah Barker Date: 11th July 2017

Authorised by: Jo Morin Date: 12.07.2017