Development Management - Delegated Officer Report

Application Number: AWDM/1437/12 **Recommendation – Approve**

Site: **158 Old Shoreham Road, Southwick, Brighton, West Sussex, BN42 4HU**

Proposal: **Application for non-material amendment to AWDM/0849/12 to reposition living rooms and bedrooms on ground and first floors, ground floor shower room and removal of cycle store and its resiting within rear garden**

Date of site visit: Visited previously April 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terraced dwelling on the south side of Old Shoreham Road. Planning permission was granted in August 2012 for the conversion of the building into 2 flats; a ground floor 1 bed flat and a 2 bed maisonette (including accommodation within the roofspace served by existing front and rear dormers) (AWDM/0849/12). Both flats would have access to the rear garden; the ground floor flat via a side door in a rear two storey outrigger and a new rear door; the upper floor maisonette via an internal staircase leading to a door in the rear elevation of the outrigger. Bin storage is shown at the front of the property. No parking is provided, as is the case with the existing building, but cycle storage is shown internally on the ground floor for use by both flats.

This application seeks permission for non-material amendments to the scheme, comprising:

- The repositioning of the living rooms and bedrooms on the ground and first floors (putting the living room at the front of the building facing the road)
- Repositioning the ground floor shower room to the east side of the building and the corridor to the west side
- Removing the internal ground floor cycle store and replacing it with a shed in the rear garden
- Minor alterations to internal walls, including opening the stairwell to the first floor kitchen

Relevant site history

AWDM/0418/12 - Change of use and conversion from house in multiple occupation to a groundfloor two-bedroom flat and a first/second floor three-

bedroom maisonette (including an external first floor rear door and spiral staircase) – Withdrawn

AWDM/0849/12 – as above

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH5, AH7, AH9 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.4 'Flat Conversions'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The proposed amendments are predominantly internal with the exception of the proposed cycle store which is proposed at the rear. It will located within the garden of the ground floor flat but will be accessible from the path leading to the garden of the first floor flat.

Residential amenity

Proposed Occupiers

The alterations improve the floorspace for the ground floor flat as result of the removal of the internal cycle store. The swapping of the living rooms and bedrooms also improves the quality of the accommodation by moving the bedrooms to the back of the building, away from the busy Old Shoreham Road. The proposed conversion works now also retain existing internal walls and involve far less internal alterations. It is considered that the overall quality of accommodation is an improvement over that already approved.

Neighbours

The property is adjoined on each side by a single dwelling and the internal rearrangement may conflict with room uses in the neighbouring dwellings. However, the Building Regulations is usually considered to be adequate to deal with this issue. The previous use of the property as an HMO also had the potential to have caused greater disturbance than the current proposal and it should be noted that, once occupied, the room layout could be altered without the need for planning permission. Nevertheless, a condition requiring details

of sound insulation was imposed on the original permission and this will help to reduce any noise transference.

Recommendation

APPROVE the non material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing no. 3 (Proposed Alterations – Floor Plans) and no. 4 (Proposed Alterations – Section & Elevations) received 21 November 2012

…….. existing planning permission AWDM/0849/12 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing no. AS.604.4A received 10 July 2012

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

Case Officer: Peter Barnett Date: 20 December 2012

Authorised by: Gary Peck Date: 20 December 2012