expires 09-08-07

Development Control – Delegated Officer Report

Application Number: ADC/0322/07 Recommendation - Permit

Site: **27 High Street Shoreham-by-Sea West Sussex BN43 5DD**

Proposal: **Conversion of existing first and second floor offices into two 1-bed self-contained flats**

The Application

The application relates to the two upper floors of a three-storey Georgian style building on the south side of the High Street in Shoreham. Permission is sought to convert the upper offices in two self-contained one bedroom flats.

The property is located within Shoreham Conservation Area in an area designated as Shopping and Business. The properties on either side are two storey pitched roof buildings with rooms in the roof with front dormers. Both attached properties have a retail / commercial element at ground floor level with High Street access, whilst above are offices.

The two upper floors of the application property are currently empty after being used as offices space for a long tenancy period. The applicant proposes to make changes to the internal rooms to enable both flats to have a separate entrance from the communal hall and stairs from street level.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport - Given the location, it would be highly unlikely for us to raise an objection. Considering the former use and the likely traffic generation that would have arisen through that, the COU to flats would probably signify a less intensive use. In respects of TAD, again considering the former use, chances are there would be no requirement for any payments to be made and I am happy to waive that requirement. It's not obvious from looking at the maps whether there would be any opportunity for cycle parking, if this could be provided it would be beneficial but I would not insist upon it if not practical.

Third Parties

There has been no third party representation.

Contributors

ADCAG have made no comment.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE1-2, CH1, CH4, ERA1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB3, AH5, AT13
Adur Development Plan – Submission Core Strategy (ADC 2007): STC1, H3, T3, ENV10
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

The property is located within the Conservation Area where the Council has a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

Structure Plan policies give weight to the re-use of existing buildings at higher residential density provided the character of the area is protected (LOC1, ERA1, CH1). Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met; it achieves safe and convenient access by a choice of means of travel; it encourages and enables an increase in walking and cycling; and the number and impact of motorised journeys is minimised. DEV5 states ' Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative'.

A key objective of PPS3 is that development continues to make effective use of land by re-using land and buildings that have been previously developed or vacant. Policy AH2 states that new residential development be permitted by way of redevelopment or infilling provided the site is not allocated for any other purpose.

There is no specific policy in the Local Plan relating to the conversion of upper floors in shopping streets to residential use. However Policy STC1 of the Adur Development Plan submission Core Strategy relates to town centres and states that viability and vitality of the town centres of the District will be enhanced through the provision of a variety of other uses, including residential, to complement the main retail function and by promoting the use of vacant premises above shops for residential purposes.

The proposed conversion would result in two self-contained one bedroom flats which would help meet the need for smaller size accommodation within the District. The flats themselves would be 55 sq m and 48 sq m for the first and second floor respectively, which are larger than the minimum size

requirements for one bedroom flats as set out in Dev. Control No.4 'Flat Conversions', and therefore considered acceptable.

WSCC Highways have commented that the proposed use would be less intensive than the current use as offices and therefore the traffic generation is likely to be less, and on this basis no S.106 Agreement for a TAD contribution would be required.

The basement of the property is a separated flat which is in the ownership of another person, therefore the rear yard area would not be suitable for secure covered cycle storage for the proposed upper floor flats, but given the central and sustainable location the proposals are considered acceptable.

There would be no external alterations to the building and therefore it is considered that the proposed conversion would preserve and enhance the character and appearance of the Conservation Area.

Recommendation

APPROVE for reason that :-

APPROVE for the reason: 2PPi
The proposed development is within the built up area and would help meet the need for additional small dwelling units 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 not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3, AH5, AT13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, CH4, ERA1, DEV1, DEV4-5).

Subject to

1. C1Ci
2. C14A3 – amended
   This permission relates to the application as amended by the revised plan received on 03.08.07.
   Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AT12 of the Adur District Local Plan and DEV5 of the West Sussex Structure Plan.*

Case Officer: [signature]
Date: 03.08.07

CJ 3.8.07