~~PC 17/7/08~~

Expiry 11/8/08.

# Development Control – Delegated Officer Report

**Application Number: ADC/0322/08** **Recommendation – Permit Application**

**Site:** **2 High Street Shoreham-by-Sea West Sussex BN43 5DA**

**Proposal:** **Change of use of 1st and 2nd floors from ancillary storage and living space to form 1 no. self contained 2-bed flat. Change of shop front to incorporate separate entrance door and alterations at rear to enclose WC**

## The Application

The site is located within the High Street in Shoreham town centre and the conservation area. The application site is a ground floor retail use with a first and second floor which is currently vacant space. Access to the first and second floors is internally through the shop, this space was originally residential and has since been used as ancillary storage. The Ferry Inn public house is attached to the east of the site and a retail unit is attached to the west.

Permission is sought to convert the first and second floors of the premises to residential a kitchen, bathroom and living room at first floor and two bedrooms at second floor. Access is proposed from street level through a proposed door within the existing shop front. The entrance door will be wooden to match the existing shop front, the first and second floor windows are to be replaced with uPVC windows. An extension is proposed to the rear to extend the existing toilet to increase the space to allow for a bathroom. The existing lean-to addition will be increased in width by 2 metres, there will be no height increase and there will be a continuation of the existing pitched lean-to roof. There will be no internal access between the shop and the flat above and the flat will have no access to the external space to the rear of the shop.

## Consultations and Representations

***Environment Agency:*** - Following the review of a Flood Risk Assessment no objection is raised.

***West Sussex County Council:*** - Highways – No concerns in principle the property is located within a sustainable location and therefore there should be less reliance on the use of the private car. The lack of provision for the storage of bins raises some concern. Provision for bin storage should be made within the flat and there should be no storage on the public highway. Similarly there is no space for cycle storage.

***Waste Strategy:*** - Refuse storage should be provided within the building and collection method will be by sacks. There will not be no kerbside recycling

services provided but the householder will have access to local 'bring' sites which will serve the same purpose.
ADC/AG : No objection
***Third Parties:*** - One letter has been received from no. 4 High Street raising the issue of sound proofing between no. 2 and no. 4.

**Relevant Planning Policies and Guidance**

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, LOC1, ERA1, CH1, CH4, DEV4-5.
Adur District Local Plan 1993-2006 (ADC 1996) AB3-4, AH5, AG1 and Appendix II 'Supplementary Planning Guidance' Development Control Standard No. 4 'Flat Conversions.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

**Planning Assessment**

***Policies***

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.

***Residential Amenity***

The rear extension to the building is modest in scale and will have no adverse impact on the residential amenities of the occupiers of the adjacent properties. The occupier of the adjacent flat has commented on the issue of sound

insulation, Annex 7 of PPG24 states that the Government considers that the Building Regulations are the most appropriate means of control for sound insulation in conversions and planning conditions should not be used to control sound insulation in such cases. It refers to Approved Document E – Resistance to the passage of sound which was updated in June 2004 and a sound test is now required to be carried out to justify the adequacy of sound insulation between new dwellings including conversions.

The internal size of the flats just complies with the Council's Development Control Standards at 57 sq m. The main bedroom and kitchen meet the minimum requirements, the lounge is 1 sq m under the required minimum standard at 13 sq m. It is however considered that this is acceptable and the flat will provide an acceptable standard of accommodation over two floors and the change of use would result in a two bedroom flat which would help meet the need for smaller size accommodation within the district.

There is no outside space provided in relation to the flat. The rear outside space is ancillary to the ground floor retail use with access from ground floor level only. The only access to the flat is at street level via the proposed entrance door. There is therefore no external amenity space and no space for cycle or bin storage. It is accepted however that bin storage can be provided inside the flat for example in the under stair cupboard adjacent to the kitchen, a condition will be attached to ensure this provision is made. Given the central and sustainable location of the site it is considered that this is acceptable. There is also a similar approval for a first and second floor conversion at 27 High Street which was granted in August 2007 under application reference ADC/0322/07 where the same view was taken that the lack of external refuse and cycle storage was not considered to warrant refusal of the development.

***Visual Amenity***

The rear addition to the building is considered to be in keeping in scale and design with the existing building and will not be visible within the street scene or conservation area. The proposed entrance at street level will be visible from the High Street however it will be a minor alteration which will have no adverse impact. The design and materials used will be in keeping with the existing shop front. At first and second floor replacement uPVC windows are proposed, although wooden windows would be preferable in the conservation area the proposed windows would match the existing windows adjacent to the site. Details of the windows and entrance door shall be submitted for approval prior to commencement of works.

***Flood Risk***

The Environment Agency originally objected to the proposal due to the lack of a Flood Risk Assessment. This has since been submitted and the environment Agency is satisfied with the mitigation measures proposed.

## Recommendation

APPROVE for reason that :- 2PPi

1. C1Ci
2. C12Ai amended – No development shall be carried out unless and until a schedule of materials and finishes to be used for the entrance door and first and second floor windows hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with such details.
   AH2, DEV1
3. C18J – amended - The accommodation shall not be occupied until an internal refuse storage area has been provided ~~identified~~ in accordance with detailed drawings to be submitted to and approved in writing by the LPA. This area shall remain as a refuse store only and no refuse shall be stored to the front of the property or on the highway at any time other than the day of collection.
   AH2, DEV1

Case Officer.....[signature].....Date...17/7/08.

PB 17/7/08

Planning Services Manager.....[signature].....Date..17/7/08.....

Chair of Planning Committee.....A. J. Mills..Date...24/07/08.