Development Management – Delegated Officer Report

Application Number: AWDM/1050/18 Recommendation – APPROVE

Site: First Floor 84 Crabtree Lane, Lancing

Proposal: Conversion of first floor offices (A2) to 1 no.3 bedroom flat (C3)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 6th August 2018

Site and Surroundings

This application relates to an inter war, corner terraced first floor property currently used as offices however the use was previously residential. At ground floor is a commercial unit part of a commercial parade fronting onto Crabtree Lane and Grand Avenue.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to change the use of the first floor offices to residential. A three bedroom flat is proposed with lounge, hallway, kitchen and bathroom. The property has its own separate entrance from Grand Avenue it is not internally linked to the ground floor commercial use.

Consultations

Adur District Council : Drainage – No issues

Adur District Council Environmental Health – Contaminated Land: - Asbestos Condition is recommended.

Environmental Heath: - The following condition is required: - The sound insulation of the floor/ceiling between the ground floor commercial unit and new first floor residential unit shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential unit is occupied a test shall be undertaken to demonstrate compliance with this level.

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2, 4, 9, 15, 20, 27, 28, 34, 35 and 36 including 'Development Management Standard No. 1 Space Around Dwellings

Planning Assessment

Principle

The principle of development can be supported as it creates a first floor residential unit above a commercial local shopping parade. The three bedroom unit is adequately sized with its own front entrance. For consideration is the impact of the proposals on the character and appearance of the area, neighbour amenity, future occupiers' living conditions.

Planning Assessment

It is considered that the proposed flat provides sufficient living accommodation with its layout and space, it exceeds the requirements set out in the Housing Standards and also a material consideration in this case is that the office space was previously residential, it was therefore purpose built. This form of development is not therefore out of character here.

Environmental Health Officers have advised that a standard of insulation is required in this case. Their comments are set out above. This is to protect the amenities of the future occupiers of the unit of accommodation to limit any noise pollution between the commercial unit below and the flat above. A condition is attached below. An informative is also added relating to asbestos removal.

There will be no adverse impact upon adjacent occupiers with regards to activity in relation to the proposed use.

3 bedroom flat – meets requirements set out in 2015 Technical Housing Standards. 95 m2 (100m2 approx).

The site is in a sustainable location within easy walking distance of Lancing station to the south. Crabtree Lane is also on a bus route. Car parking is available on surrounding streets if necessary.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Prior to occupation of the residential accommodation hereby permitted a test shall be under taken to ensure that the sound insulation of the floor/ceiling between the ground floor commercial unit and new first floor residential unit shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Details of the results of this test shall be submitted to an approved in writing by the Local Planning Authority.

Informatives

1. No amendments
2. Asbestos

Is recommendation contrary to any representations? No

Case Officer signed: Hannah Barker Date: 28th August 2018

Authorised and signed by: Peter Barnett Date: 28 August 2018