Development Management – Delegated Officer Report

Application Number: AWDM/0038/24 Recommendation: APPROVE

Site: Outbuilding 97 Sompting Road Lancing, West Sussex

Proposal:Change of use from a workshop into a one bedroom residential unit. Alterations to windows on front elevation.

Date of Site Visit: 27th February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a single storey building which is attached to no. 97 Sompting Road in Lancing. A corner plot with Sompting Road to the north and Myrtle Road to the west. No. 97 was a shop with residential, and has since been converted to a dwellinghouse. The rear addition has evolved to be in a separate ownership and now has its own curtilage and entrance from Myrtle Road to the side. It is enclosed by fencing with sliding entrance gates, and there is parking on site. The current lawful use of the space is commercial and in 1999 under L/172/99/TP consent was granted for change of use of this building to workshop and store for computer repairs.

There have been two proposals for residential here, the first was for the use of the building for a single dwelling and this was refused in 2002, L/192/02/TP, it was considered to be substandard accommodation, cramped, outlook and relationship with neighbour poor. Following this, permission was refused for the redevelopment with a detached two storey dwelling due to it being out of character, detrimental to amenity and unneighbourly.

Consent is sought here to change the use of the workshop into a one bedroom residential unit. The submitted plans show an open plan living space with bedroom and shower room. The plans also show a single parking space, courtyard garden and cycle and refuse storage space.

Since this time the site has become a separate curtilage/ownership to the main dwelling no. 97 and there has also been consent granted for a similar development to the rear of 117-119 Sompting Road, AWDM/0791/21. Consideration must also be given at this current time in terms of housing need and the current use of the site for storage only.

Consultations:

West Sussex County Council: The Highways Authority: -
The site benefits from existing hardstanding, which can accommodate at least one car parking space in accordance with WSCC Parking Standards for a dwelling of this size. The LHA would request that secure cycle parking provision for at least one bicycle be provided as per WSCC Parking Standards.
The site is located in a sustainable location in Lancing, within walking distance of local services, amenities and public transport links.
In summary, he LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.
If the LPA are minded to approve the application, the following condition should be applied:
Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Adur and Worthing Councils: Environmental Health: - Recommend hours of work condition.

Private Sector Housing: - No objection in principle - the bedroom window will still need to comply with fire escape window requirements.

Lancing Parish Council: - Councillors resolved to support this application providing the fire safety recommendations are met.

WSP Drainage Engineers: - We have no objection on surface water grounds. Due to the site, size, location and type of development we would recommend the approval of the application.

Southern Water: - Standard informatives

Representations: - none received

Relevant Planning Policies

Adur Local Plan 2017 Policy 2, 3, 15, 20, 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 Space Around New Dwellings and Flats
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the future occupiers and the effect on the character and appearance of the area, highway and parking.

Visual amenity

The building exists, there will be no change to its appearance other than some small fenestration details. It is clearly visible within the street scene, it is a modest low level building subservient to the attached dwelling. The amenity space of the building, enclosed within the site, will become more domesticated in appearance and in turn its aesthetic appearance will be improved. A designated parking space with courtyard amenity area, cycle and refuse storage are to be provided. The site is vacant and visual improvements will result from this change of use.

The residential use is more in character here than the current commercial use as this is a residential locality, the use will be appropriate here.

Residential amenity current and future occupiers

The use of the site for residential use is not considered to be harmful upon the adjacent residential occupiers. The associated activity relating to this one bedroom unit will be limited and parking and amenity space is adjacent to the highway limiting any noise or disturbance further. As the building is already there and the curtilage and ownership separate it is only the change of use that can be considered here. The adjacent dwelling 97 has no longer got a rear garden and the adjacent dwelling no. 95 has the building alongside its side boundary. It is considered that the impact on no. 95 can be improved with the side windows obscurely glazed and conditioned to be non opening. The agent has agreed to this, then the main outlook and ventilation is all to the side adjacent to the amenity area and highway beyond.

The space provided is 43 sqm, the minimum set out in the National Space Standards is 32 sqm for a studio flat and 51 sqm for a one bedroom flat. This is therefore lower than the required space for a 1 bed flat but larger than that for a studio. However, making good re-use of the existing building, with an open plan design which allows for acceptable light and outlook, combined with parking and amenity space, the

provision is acceptable. Of important note here is also the need for housing within the district and this makes use of a site within a sustainable location with no harm. Therefore subject to the attached safeguarding conditions it can be supported.

Parking and Access

There is a dropped kerb outside the sliding gates and off street parking for a single car, there is also available on street parking in the adjacent highway. The Highway Authority has no objection in this case and a condition is attached to ensure that cycle storage is provided on site prior to occupation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 years
3. No additional windows and side windows obscure glazed and non opening.
4. Removal of P.D
5. Refuse, cycle storage amenity space and parking layout constructed.
6. Hours of work.

Is recommendation contrary to letter(s) of representation Y/N

1. Proactive with amendments
2. Southern water connection
3. Southern water maybe a sewer crossing the site.

Case Officer: Hannah Barker Date: 18th March 2024

Authorised by: Peter Barnett Date: 19 March 2024