Expiry 10/05/07

Development Control – Delegated Officer Report

Application Number: ADC/0090/07 **Recommendation - Permit**

Site: **153 South Street Lancing West Sussex BN15 8BD**

Proposal: **Single-storey rear extension to create one-bedroom flat and alterations to shopfront**

The Application

The application site is located on the eastern side of South Street, just to the north of its intersection with Brighton Road. The premises is located within the part of the Lancing Town Centre recognised as the secondary shopping area. The ground floor currently comprises an empty shop with a residential flat above on the first floor accessed through the shop. There is a 55m² yard at the rear of the premises not currently used for any particular purposes.

The applicant proposes to build a single storey extension at the rear of a shop to be used as a self contained one bedroom flat. The flat will be approximately 41.7m² in floor area and the remaining space will serve as a small rear garden. A separate access and hallway will also be established from the street at the northern end of the frontage, which will serve both the proposed and existing flat.

The flat will be attached primarily to a currently vacant shop (No. 153) but also partially to a premises used as an Indian Takeway (No. 155). The adjoining site to the north accommodates a café. All of these premises are owned by the applicant. The other commercial premises in the area include a casino (No. 157), a builder's officer (No. 149), a second hand shop (No. 147) and a funeral director's (No. 145). All of these premises have existing residential flats on the first floor. The flat associated with No. 149 also extends to the ground floor and occupies a single storey extension of a similar nature to that proposed.

Consultations and Representations

Consultees

West Sussex County Council Highways and Transport Services have no objection to the proposal, as the flat is located sustainably near bus and train routes and would have little impact upon the surrounding road network. They advise that a TAD Contribution of £488 would be applicable.

The Adur District Council Environmental Health Officer has no objection to the proposal.

Third Parties
No representations have been received from third parties in relation to the proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH9, AT12, AS1, AE5, AE6
Development Control Standard No. 4 "Flat Conversions"
Adur Development Plan – Core Strategy Submission: STC1, STC2
West Sussex Structure Plan: LOC1, NE1, NE2, NE3, DEV1, DEV4, DEV5

Planning Assessment

Policies
The site is located within an area identified for shopping and employment in the Local Plan. Policy AS1 provides for shopping and food and drink purposes within these areas subject to amenity, design and car parking considerations and the retention of residential accommodation on the upper floors where this is self contained and an acceptable standard of amenity is maintained. The policy states that development which involves the loss of existing shopping provision will not be permitted if the proposal is likely to detract from the character and vitality of the area.

The principles of Policy AH9, relating to conversions of dwellings into flats, are also considered applicable in this situation. This policy states that conversions will be permitted where satisfactory access and car parking provision can be made, the proposal does not have an unacceptable impact on the amenity of adjoining properties and the standard of accommodation accords with the standards adopted in Development Control Standard No. 4 "Flat Conversions".

Shopping Provision
The proposal is considered to be consistent with the shopping provision policies as it retains the retail unit at the street frontage. A small amount of existing space will be lost in creating the communal entrance through to the flats but a shop of over 20m² in area will remain.

External Appearance
The design of the extension is a relatively simple flat roofed extension which is single storey and consistent in appearance with other rear extensions along this parade of shops.

The only impact on the street scene will be the addition of a door at the northern end of the street frontage. The positioning of this door at one end ensures that the shop front does not appear to have a large area 'dead' frontage which might affect the general vitality and viability of the shopping area.

Effects on Amenity

The main consideration for this proposal is the effect on the amenity of both the future occupies of the proposed flat and also the amenity of adjoining and neighbouring residents.

Amenity of Occupiers of the Flat

The requirements contained within DC Standard No. 4 seek to ensure that the physical size, layout, location and orientation of the flat are appropriate to ensure an acceptable standard of living. Environmental Health has also been consulted on the proposal and has not raised any objection.

The total floor area of the flat is 41.7m² which is slightly smaller than the 45m² standard usually required for a one bedroom flat. However, both of the principal living spaces (living/kitchen and bedroom) are larger than the minimum sizes required and as such the small deficiency in the overall floor space of the flat is not considered to result in a significant adverse effect on the standard of living. The internal layout is acceptable, and accords with the standards.

Windows are proposed to provide natural light to the living room and bedroom. The larger main windows face towards the west, with a smaller window for the living room also facing south. Roof lights are also proposed in the roof of the hallway and bathroom. It is considered that these windows and roof lights will provide an adequate level of natural light to the flat. The windows all have a good outlook out onto the proposed rear garden.

The flat will have the benefit of private amenity space, being a small garden at the rear accessed directly from the living room. This area is oddly shaped, comprising of the left over area between the flat extension and the boundary and has an area of 14m². While amenity space of 20m² is usually required for each flat, this provision is considered acceptable as none of the other flats in the area have any amenity space at all.

The adjoining premises are commercial in nature and have potential to disturb the residential use of the flat by way of noise or odour. As Environmental Health have not raised any objections relating to potentially conflicting uses and there is a significant amount of other residential use in the area (and immediately above commercial uses), it is not considered that these will result in a significant loss of amenity to the proposed flat.

Amenity of Neighbouring Sites

The activities on the neighbouring sites within the shopping parade are a mixture of A1 and A3 uses with residential flats above and other residential flats on the neighbouring sites to the south-east. As the proposed flat is single storey and small scale, it is not considered that it will result in significant effects on the amenity of neighbouring sites. The windows proposed will be at ground floor level and do not look directly towards windows on neighbouring site. The existing fencing at the rear of the site results in adequate screening to prevent any significant overlooking of rear gardens.

It is noted that there are rear doors on the adjoining café which will be left in a recess created by the proposed extension and an existing rear projection on that site. This will result in some loss of light through these doors. However, as these are doors associated with the back of the café only and there is already a reasonable loss of light from the 2 metre high fencing, it is not considered that this will result in significant loss of amenity to the commercial use as to warrant refusal.

Parking

No on-site parking is currently afforded to the site and none is proposed in conjunction with this flat. The Highways Department have not objected to this, noting that the flat is within a short distance of the Lancing train station, the town centre and a bus route. The formation of the flat is not considered to have a material impact on the surrounding road network.

Section 106 Agreement

The applicant is required to pay a TAD Contribution of £488 towards sustainable transport measures. This agreement is currently being finalised between the applicants and Councils solicitors and the approval of the proposal should be subject to the completion of this.

Recommendation

APPROVE for reason that :- 2PPi (amended)

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment or the viability and vitality of the shopping area. It can take place without resulting in unacceptable detriment to the amenities or neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH9, AS1, AE5, AE6), the Adur Development Plan – Core Strategy Submission (STC1, STC2) and the West Sussex Structure Plan (LOC1, NE1, NE2, NE3, NE9, DEV1, DEV4, DEV5).

Conditions

1. C1Ci
2. C12Ei
3. C18Eii ... side walls ...
4. No development shall take place until a Planning Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the application site has been completed and lodged with the Local Planning Authority and the Local Planning Authority has given notification of its approval. The said Obligation shall provide a contribution of £488.00 that will be paid to the Local Planning Authority towards sustainable transport improvements in the area.

Reason: To promote sustainable travel and discourage car usage as required by policies DEV4-5 of the West Sussex Structure Plan.

Case Officer: .....

Date: 9/05/07 9.5.07