Development Management - Delegated Officer Report

Application Number: AWDM/2120/21 Recommendation – APPROVE

Site: 1A Station Parade, South Street, Lancing

Proposal: Change of use of taxi office (Sui Generis) to 1no. 1 bedroom residential unit with replacement windows in white UPVC.

Date of site visit: 8th February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is the first floor of a two storey end of terrace property within Lancing Town Centre. At ground floor is a Beauty Salon and above is currently a taxi office which is accessed via its own entrance from the pavement in South Street Lancing. Consent was originally sought to convert the office to a two bedroom flat. Due to the limited space provided officers advised that a one bedroom flat would be appropriate here to provide a satisfactory level of accommodation to meet the Adopted Space Standards. Amended plans have been received to show a one bedroom flat at first floor. The access is to remain the same from ground floor. Window and access door replacements are proposed with white uPVC with some minor alterations to openings and window design. A Noise Assessment accompanies the submission.

Consultations

West Sussex County Council: The Highways Authority

The site does not benefit from vehicular access and the proposal does not alter this arrangement. Given the existing use of the site as a taxi office and that existing users to the site will be on foot, the proposal is not anticipated to generate an increase in vehicular movements on the highway network.

A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Guidance (adopted August 2019), 1 car parking space may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision, given the existing use of the site. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is sustainably located within the centre of Lancing, in proximity to Lancing train station, local shops and services and bus stops. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

Conclusion

The 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 111), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: -

Technical Services: -

Flood risk- The application is within flood zone 1, and is not at risk from surface water flooding. Surface water drainage- the application includes no increase to impermeable area, we therefore have no conditions to request.

Environmental Health: -

Original comments: -

With reference to the above application, an Environmental Noise Impact Assessment ProPG and Noise (IMP7097-1 dated December 2021) has been submitted with this application. This assessment has assessed the existing noise levels at the site and found they would exceed internal guideline levels without the mitigation proposed within the report. I have the following queries.

With reference to the number of LAmax events exceeding certain noise criteria, it is noted that the assessment has used a reference time period of 15 mins. ThePlanning NoiseAdvice Document:Sussex (March 2021) specifies that Consideration should be had to the influence of individual LA max levels which should be obtained by measurement using short 5 or 1 minute periods as agreed with the LPA. There could be several LAmax events exceeding the specified noise criteria during a single 15 min time period, but only 1 event (the highest) would be logged. This could impact the results within Section 9.2 of the report which may have a knock on effect to the recommended glazing. Please could the consultant assess the LAmax results over a shorter reference time period (maximum 5 min).

Section 9.6 advises a 3m Acoustic Screen would be necessary in order to achieve the external living conditions. However, it is not clear whether the modelling within Section 10 includes this acoustic screen and its exact location. Please could this be clarified?

The assessment recommends MVHR for this development. This is an acceptable ventilation strategy, but the applicant should consider the positioning of the central unit, which should be located away from habitable rooms. I would recommend the following condition:

Construction work shall not commence until details of the ventilation scheme have been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall ensure the noise level of the MVHR units when in use should not exceed the levels specified in ProPG: Planning & Noise – New Residential Development (2017)

and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Revised Noise Assessment submitted and following comments made: -

I do still recommend the addition of the condition I recommended in my original response:

Southern Water: - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Standard informatives and conditions.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 9, 15, 3, 20, 27, 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 Space Around New Dwellings and Flats.
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises the loss of commercial floorspace at first floor. This is within the town centre and primary shopping area however at ground floor commercial uses are retained with a beauty salon and other commercial uses adjacent within the parade and within the vicinity of the site. The residential accommodation at first floor will contribute towards housing supply within a sustainable location. The main issues to consider here are residential and visual amenity and highway safety.

Visual amenity

There are changes to the front door and windows proposed and these are generally upgrading the existing windows with some minor details and opening methods to be altered. The building will appear improved with the new fenestration details. First floor residential accommodation is common with the town centre and in character terms this use will be in keeping.

Residential amenity

The proposed residential flat with the amended layout as a one bedroom flat meets the Internal Space Standards Guidance. It has its own entrance from ground floor pavement level, has front and rear aspect and is sustainably located to provide suitable accommodation for its future occupiers. The Noise Assessment as amended and the measures contained in it are conditioned to

provide suitable ventilation to limit noise for the occupiers. Environmental Health have also requested a further condition to allow for the ventilation scheme to be submitted and approved by the Local Planning Authority prior to commencement.

The proposed change of use will have no adverse impact upon adjacent commercial or residential uses no additional overlooking or overbearing impact, noise or disturbance will occur than would normally be expected in such a town centre location.

Highway Safety and Parking

There is no parking provision for the proposed flat. The Highways Authority has stated that this is acceptable and there would be no highway grounds to refuse the application due to the lack of parking provision. This site is sustainable with amenities and transport links nearby and also public car parks should parking be required.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Noise Assessment as amended
4. Ventilation scheme prior to commencement of works.

Is recommendation contrary to letter(s) of representation? N

1. Proactive with amendments
2. Southern Water connection
3. southern water maybe sewer

Case Officer: Hannah Barker Date: 1st March 2022

Authorised by: Peter Barnett Date: 1 March 2022