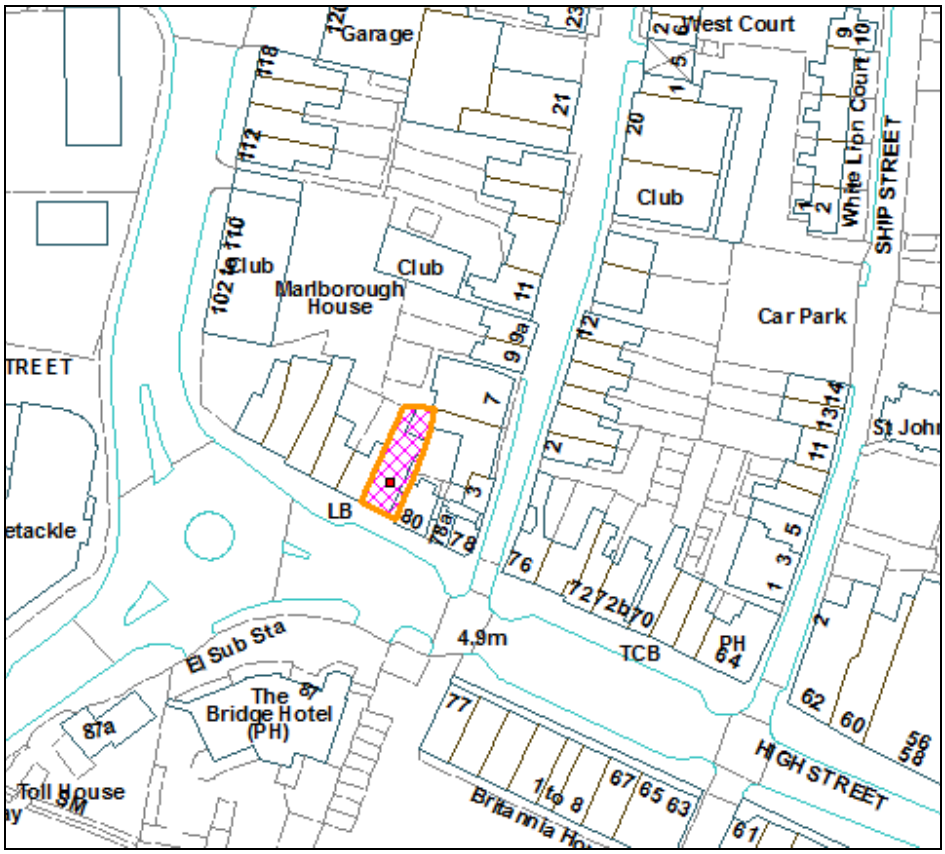
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Application Number: AWDM/1811/18 Recommendation – APPROVE

Site: 82 High Street, Shoreham-By-Sea

Proposal: Conversion of rear part of ground floor shop unit and first floor storage area to 1no. two bedroom flat with Juliet balcony at first floor (rear). Retention of smaller shop unit at front (ground floor). Demolition of rear extension to enable formation of new ground floor patio. New entrance gates to front/side. Replacement of front bay window on ground floor with timber framed bay to match existing

Applicant: Carewise Ltd Ward: St Mary's
Case Officer:
Peter Barnett



Not to Scale

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This application has been called in to the committee by Councillor Arnold

Proposal, Site and Surroundings

The application relates to a two storey building on the north side of the High Street, close to the roundabout junction at its western end. It was formerly a retail unit occupied by Showtec, who have since vacated the premises and moved to new premises in Old Shoreham Road. The building has a hipped roof with a single storey flat roofed rear extension. It is attached to the side of 84 High Street, a three storey commercial premises. Its upper floor is separated from the side of 80 High Street to the east, a two storey property, although it is attached at ground floor by way of a covered passageway which was used for storage. The site lies within the Shoreham Conservation Area.

The building was bought at auction last year by Carewise Ltd, a health care company. The application, as originally submitted, sought to change the use of the building to a B1 health care office on part of the ground floor at the front, with a new 1 bed flat at the rear of the ground floor. A second flat was to be provided on the first floor.

This proposal was not considered to be acceptable in planning terms because of the loss of the retail unit and its conflict with Policy 11 of the Adur Local Plan.

Amended plans have since been received which retain retail on the ground floor, albeit at a reduced area of 21.4sqm. The existing shopfront window is to be replaced with a timber framed window to match the existing. At the rear of the ground floor and on the first floor a 2 bedroom maisonette is proposed. At ground floor there will be a lounge and kitchen/dining room, with an existing rear extension part demolished to enable the provision of a small courtyard. At first floor, two bedrooms are proposed, the rear bedroom having a single opening onto a Juliet balcony.

The side storage area is to become a passageway containing bin and bike storage. New metal gates are proposed to access this area. Originally proposed external stairs to the first floor on the east side have been omitted, as has a first floor roof terrace.

Relevant Planning History

AWDM/1040/16 - Removal of existing first-floor and addition of new first and second floor extension to provide two-bedroom maisonette. Single-storey extension to rear (north) elevation to provide studio flat with shop unit to be retained to front of premises on ground floor – approved but not implemented

Consultations

West Sussex County Council: The **Highways** Officer advises that the site is not served with any existing off street car parking provision. It is not anticipated that the proposal will result in a material increase in vehicular activity associated with the site or result in a material increase in anticipated car parking demand.

The Local Highways Authority does not consider that the proposal would have and 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 109), and that there are no transport grounds to resist the proposal.

If achievable the flat should be provided a secure and covered cycle parking provision which can be secured with plans and details to be provided and approved by the Local Planning Authority.

Adur and Worthing Councils: The **Environmental Health (Private Sector Housing)** Officer requests usual informative plus asbestos informative.

The **Environmental Health** Officer commented on the original plans and advised that the area of development has been identified by DEFRA as an area severely affected by traffic noise and no scheme based on good acoustic evidence has been provided to protect the new residential dwelling from noise. The development site is also in an Air Quality Management Area.

ProPG: Planning and Noise, describes an acoustic design process which seeks to deliver the best acoustic design outcome for a particular site. Any future noise assessment for the site will have to follow the principles of this guidance and shall deliver the internal noise level guidelines set out in BS8233:2014.

The first floor bedroom overlooks the High Street and will be affected by both traffic noise and people noise as a consequence of the night time economy of the town. The downstairs bedroom only has glazed door for light, there is no fan light to open for ventilation at night. With this in mind, and also taking into consideration the AQMA, I would recommend that any acoustic scheme includes mechanical MVHR ventilation for the whole development. The air intake should be at the rear of the property so cleaner air is brought into the property.

I have no objections to the development in principle but I will have to object to the application as presented as no acoustic assessment or mitigation has been included in the scheme.

Amended Plans: What is now proposed is ok and I am happy for acoustic mitigation to be secured by condition.

The **Waste** Officer has no objection

The **Engineer** has no objection

Southern Water: Requests usual informatives

Representations

Original Plans: Objection received from the occupier of 5 West Street:

- Object to rear terrace which will overlook garden serving 5 and 5A West Street and 80 High Street

- Lack of screening at top of external stairs

Amended Plans: Objection received from the occupier of 80A High Street:

- Loss of daylight
- Loss of privacy
- Disruption during implementation of development

Relevant Planning Policies

Adur Local Plan 2017 policies 11, 15, 17, 27
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Policies 11 and 27 of the Adur Local Plan identify the site as falling within a secondary retail frontage where A1, A2, A3, A4 and D1 uses are generally acceptable. The application proposes to provide additional residential accommodation while retaining a shop element and is acceptable in principle subject to consideration of the impact on the character and appearance of the Conservation Area, the impact on residential amenity and consideration of the standard of accommodation to be provided.

There will be a reduction in the amount of retail floorspace but the proposal will not result in the loss of a shop unit. The front part will be retained as a shop with display window selling health care products such as mobility aids, toilet raisers and grab rails. The retail floor area to be provided will be slightly larger than that approved under AWDM/1040/16. The floor plan shows the provision of a small storage area and toilet for the shop and it is considered that it would continue to be a viable unit.

The Local Planning Authority cannot control the type of retail use which occupies a particular shop unit and this proposed retail use will add to the diversity of uses in the High Street. The previous retail use at the site was for the sale and hire of sound, lighting, visual and DJ equipment which was a specialised activity and equally diverse.

Furthermore, the Government is seeking a shift from the traditional retail focused activities of high streets and town centres to uses which enable greater social interaction. Changes to permitted development rights introduced at the end of May now also allow greater flexibility between uses.

Visual amenity and impact on Conservation Area

The building is not being extended and no significant changes are proposed which would impact on the Conservation Area. The shop window is to be replaced 'like-for-like' in timber and this together with other external alterations can be controlled by condition. First floor windows are already an unsympathetic UPVC and these are proposed to be replaced with new UPVC windows, with acoustic properties to protect future residents. An improvement in their appearance is desirable and can be secured by the submission of details reserved by condition.

The new gates to the side passageway will also be subject of further details.

Residential amenity – effect on existing dwellings

The application has been amended to safeguard residential amenity, removing the first floor terrace and side external stairs. Overlooking will be no worse than previously existed and no adverse impact on residential amenity is anticipated.

The proposal will have significantly less impact on neighbouring properties than the previously approved scheme.

Residential amenity – proposed occupiers

The proposed flat meets the National Space Standards. It will have a small rear courtyard of just under 10sqm which would not meet the Council's amenity space standards of 20sqm for a flat. However, in this town centre location, it is not considered that this is a significant omission as there are many other properties in town centres which do not enjoy outdoor space due to the constrained and high density nature of development in such areas. The living environment to be provided for the proposed flat is considered to be acceptable.

Accessibility and parking

No parking is to be provided on the site, in common with many other properties in the High Street. The site is in a sustainable location with good access to public transport and public car parks. Secured cycle parking is to be provided within the side passageway. There is no highway objection to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Cycle parking in accordance with details to be provided
4. Refuse storage
5. Details of materials, including windows, doors and metal gates to be approved
6. Means of protecting flat from noise to include acoustic glazing and mechanical ventilation to be submitted and approved

3rd June 2019