Expiry Date - 14/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0068/24 Recommendation – APPROVE

Site: Southdown Inn 38 Northcourt Road Worthing West Sussex

Proposal: Amendment to approved scheme under construction (AWDM/1073/23) to subdivide 4 bedroom flat on 2nd floor to provide 2 one bed flats, with no external changes to approved scheme. Amendment to bike/bins store

Date of site visit: For AWDM/1073/23

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a former public house located on the corner of Northcourt Road and King Street within an inner residential suburb of the town.

Planning permission was initially granted with conditions under AWDM/1950/19 for conversion and extension of the building to provide 3no 2-bedroom dwellings, 2no 1-bedroom dwellings and 2no. 4-bedroom dwellings (7no in total) with 3no parking spaces utilising the existing vehicular accesses from Northcourt Road and King Street. This permission was varied by AWDM/1073/23 to allow for alterations to the layout of dwellings A and B, involving raising the ridge to rear extension and the insertion of an obscure-glazed first-floor window to the north elevation of dwelling B.

Works have commenced to implement AWDM/1073/23.

The current full application seeks permission to:-

- Sub-divide the 4-bedroom flat unit previously approved on the second-floor of the building within the roof void, to create 2no 1-bedroom flats.
- Provide separate bike store for Dwelling B (combined with its own bin store).

To the west, the site is adjoined by a terrace of two-storey Victorian rendered cottages, positioned slightly forward (south) of the main pub building. The blank flank gable wall of the end terrace, No 40, abuts the common boundary.

Adjoining to the north fronting King Street is an attractive terrace of two-storey, Victorian brick-built cottages with rear outriggers. The flank wall of No 3 adjoins the common site boundary.

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Relevant Planning History:

AWDM/1950/19 Conversion of Public House to provide 3no. 2-bedroom flats, 1no. 1-bedroom flat, 1no. 4-bedroom flat and proposed single storey 1no.1-bedroom dwelling and 1no. 4-bedroom dwelling (7no. dwellings in total); with associated elevation alterations and ground and first-floor extensions; 3no. parking spaces for dwellings utilising existing vehicular accesses from Northcourt Road and King Street. Permitted 01.05.2020.

AWDM/0066/23 Application to vary wording of pre-commencement conditions 16 (surface water drainage scheme) and 17 (foul and surface water disposal) pursuant to consented planning application AWDM/1950/19 to allow works of site survey/investigation, strip out and site clearance only to be undertaken prior to submission of the relevant details for approval. (AWDM/1950/19: Conversion of Public House to provide 3no. 2-bedroom flats, 1no. 1-bedroom flat, 1no. 4-bedroom flat and proposed single storey 1no.1-bedroom dwelling and 1no. 4-bedroom dwelling (7no. dwellings in total); with associated elevation alterations and ground and first-floor extensions; 3no parking spaces for dwellings utilising existing vehicular accesses from Northcourt Road and King Street.) Permitted 16.03.2023

AWDM/0093/23 Approval of Details Reserved by Conditions 3 (samples), 4 (windows and doors), 5 (rooflights), 7 (atrium details) and 14 (CMP) of AWDM/1950/19. Approved 24.03.2023

AWDM/1255/23 Approval of Details Reserved by Conditions: 16 (Surface water drainage) & 17 (Surface and foul drainage) of AWDM/0066/23. Approved 20.11.2023

AWDM/1073/23 Conversion of Public House to provide 3no. 2-bedroom flats, 1no. 1-bedroom flat, 1no. 4-bedroom flat and proposed single storey 1no.1-bedroom dwelling and 1no. 4-bedroom dwelling (7no. dwellings in total); with associated elevation alterations and ground and first-floor extensions; 3no. parking spaces for dwellings utilising existing vehicular accesses from Northcourt Road and King Street. Varation of Condition 1 Approved plans of AWDM/1950/19 for alterations to the layout of dwellings A and B involving raised ridge to rear extension and insertion of first-floor window to North elevation (Amended Plans). Permitted 21.11.2023. Works commenced.

Consultations:

WSCC: The Local Highway Authority has raised no objection commenting that it is not anticipated the amendments would give rise to material intensification of movements over what has previously been approved, In addition, under WSCC Parking Standards, the proposed amendments would generate a similar parking demand to that of the approved scheme. As such no concerns are raised.

Southern Water:

Please be aware that the property is already built over existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth of the sewer it will be necessary for the applicant to contact Southern Water.

It is possible a sewer now deemed to be public may be crossing the site therefore should any sewer be found during construction works an investigation of the sewer will be required to ascertain its ownership before any future works commence.

Southern Water requires a formal application for any new connection to the public foul sewer to be made.

The Council's Building control team should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Adur and Worthing Councils:

The ***Private Sector Housing team*** has no objection on PSH grounds.

EHO (Public Health): No comments received.

Representations: 1 representation has been received from the owner of 3 King Street making clear that the south-facing boundary is not a party wall and belongs solely to 3 King Street. If the new developer wishes to build another wall it must be erected at least 4ft away from it. The Council should make the developer pay compensation for damage caused to the tile-hung facing wall of No.3 King Street.

Relevant Planning Policies

Worthing Local Plan (2023): policies: SP1, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM18
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPD 'Space Standards' (WBC, 2012)
SPD 'Guide to Residential Development' (WBC, 2013)
West Sussex Guidance on Parking at New Development (WSCC 2019)
CIL Charging Schedule

Planning Assessment

The principle of residential development has been approved by the permission granted under AWDM/1950/19, and subsequently varied by AWDM/0066/23 and AWDM1073/23, now commenced.

The current proposal would result in the net addition of 1 dwelling unit (8no dwelling units in total).

Paragraph 76 of the NPPF states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes where:

a) The adopted plan is less than 5 years old; and
b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Paragraph 77 goes on to state that where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the Plan period).

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report 2022-23. Table 9 indicates the Five Year Supply measured against the adopted WLP annual target of 230 dwellings plus a 20% buffer, and demonstrates a 7 year supply of deliverable sites.

To maintain the supply of housing paragraph 79 of the NPPF requires local planning authorities to monitor progress in building out sites with planning permission. Where the Housing Delivery test indicates delivery has fallen below 75% of the local planning authorities housing requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirement for an Action plan and 20% buffer.

The latest Housing Delivery Test was published in January 2022, and covers the period from 2018/19 - 2020/21 (prior to adoption of the Local Plan). Worthing Borough Council scored 35%. Therefore the presumption in favour of sustainable development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years.

Policy DM1 states that when considering proposals for the conversion of dwellings into smaller units of accommodation, the proposal must provide a high standard of accommodation that complies with internal space standards and the requirements for private outdoor space. The Council will also consider the impact of the proposal on the mix of dwellings locally, the impact on the amenity of adjoining dwellings, the quality of the accommodation and at least one unit of the accommodation provided is suitable for family occupation.

DM2 states that development proposals must make the most efficient use of land which will usually mean developing at densities above those of the surrounding area. The optimum density of a development should result from a design-led approach to determine the capacity of the site with particular consideration given to site context and the character of the surrounding area, levels of accessibility, the need to achieve high quality design, the need to minimise environmental impacts and the capacity of surrounding infrastructure.

There is no objection in principle to the proposed development which would make a small net addition to the delivery of housing. The key considerations are the effects on local character, the amenities of existing and future residents and highway safety.

Residential Amenity

Future Occupiers

The proposed 1-bedroom dwelling units would have a GIA of 51.5sqm (above1500mm) and 53sqm (above 1500mm) respectively, which would meet the Government's minimum space standard of 50sqm for a 1-bedroom, 2-person dwelling unit (over 1 floor).

There will be no private external amenity space for the proposed 1-bedroom flats.

Although providing a satisfactory internal layout, the 4-bedroom unit initially approved under AWDM/1950/19 and varied by AWDM/1073/23 would not have provided an ideal standard of family accommodation owing to the absence to private external amenity space. The proposed 1-bedroom units would be more suitable for single people or couples who are less likely to want a private garden. A good-sized family unit (Dwelling B) will be retained as part of the wider development scheme, which has access to its own private courtyard garden.

Dwelling B will benefit from cycle storage provision within its own private courtyard garden (rather than the previously approved shared provision).

Impact on Neighbours

The proposal does not result in any increased internal floor area or any additional windows or roof lights compared to the previous approval for the 4-bedroom flat unit. The second-floor roof void is detached from neighbouring buildings and consequently the proposed sub-division will not have any adverse noise impacts for neighbours.

A representation has been received from the owner of 3 King Street making it clear that the wall on the site boundary is not a party wall. The proposed bin/bike store structure has been pulled off the boundary wall and the flank wall of No.3 accordingly. The issue of compensation for damage caused by the building works is a private matter between the parties concerned,

Local Character

The proposed development will not result in any external changes viewed from outside the site compared to the previously approved schemes.

The proposed development resulting in an additional dwelling unit may result in a more intensive use of the site than the previously approved scheme, but

this would not be inconsistent with the typically higher density of existing development in this outer town centre suburb, which is characterised by Victorian/Edwardian terraced housing.

Local Plan policies seek to make the most efficient use of existing land and buildings and the proposal will facilitate the sensitive conversion of this attractively detailed, but now long vacant, character building.

Highway Safety

The site lies within an area where the majority of existing dwellings rely on on-street parking provision. In this case some on-site parking will be provided on the frontage, but only Dwellings A and B (i.e. not the proposed 1-bedroom flats). The surrounding roads are heavily parked up with vehicles and lie outside the CPZ. There are yellow lines in place to prevent parking at the junction of Northcourt Road and King Street. The Local highway Authority has not raised any highway safety objection since based on the WSCC parking demand calculator, the proposal would not increase parking demand compared to the previously approved 4-bedroom unit.

The overall level of cycle storage provision would be increased with the larger dwelling (Dwelling B) now benefiting from 2 cycle spaces within its own curtilage. This will free up more space within the communal store for bin storage (comprising 4 x 240l refuse and 4 x 240l recycling bins).

Essentially the site is within a sustainable location within walking distance of public transport facilities including Worthing rail station and bus routes along Broadwater Road; and within walking distance of local shopping facilities and services.

Recommendation

APPROVE Subject to conditions:-

1. Approved plans
2. Time limit
3. The development hereby permitted shall only be implemented in conjunction with the variation of planning permission granted under AWDM/1073/23. Other than in regard to the siting, design, construction and layout of the proposed bin/bike store to Dwelling B, and the internal layout of the proposed 2 x 1-bedroom flats on the second floor of the building, being the subject of this planning permission, the remainder of the development including all external alterations to the building shall be carried out in accordance with AWDM/1073/23 and all of the conditions set out therein.
4. Hours of Construction
5. Implement Construction Management Plan in accordance with details approved under AWDM/0093/23

Informative

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1. Pro-active amendment
2. New Address
3. Formal application to Southern Water required for connection to public foul sewer

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

Case Officer: Jo Morin Date: 11/3/2024

Authorised by: Gary Peck Date: 11 March 2024