Development Management - Delegated Officer Report

Application Number: AWDM/0849/12 **Recommendation – Approve**

Site: **158 Old Shoreham Road, Southwick**

Proposal: **Change of use and conversion from house in multiple occupation to a ground floor one bedroom flat and a first/second floor two bedroom maisonette**

Date of site visit: Visited previously April 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terraced dwelling on the south side of Old Shoreham Road. The supporting statement submitted by the applicant suggests that it was formerly occupied as a House in Multiple Occupation (HMO) and is now vacant. The application is proposing to convert the building into 2 flats; a ground floor 1 bed flat and a 2 bed maisonette (including accommodation within the roofspace served by existing front and rear dormers). Both flats would have access to the rear garden; the ground floor flat via a side door in a rear two storey outrigger and a new rear door; the upper floor maisonette via an internal staircase leading to a door in the rear elevation of the outrigger. Bin storage is shown at the front of the property. No parking is provided, as is the case with the existing building, but cycle storage is shown internally on the ground floor for use by both flats.

Relevant site history

AWDM/0418/12 - Change of use and conversion from house in multiple occupation to a groundfloor two-bedroom flat and a first/second floor three-bedroom maisonette (including an external first floor rear door and spiral staircase) – Withdrawn

Consultations

West Sussex County Council: No objection from a transport point of view. This application seeks change of use and the conversion of a house of multiple occupancy into two self contained dwellings. The site is located on Old Shoreham Road, which is an 'A' classified road subject to a 40 mph speed limit and waiting restrictions.

There is a zero parking provision proposed for this development, however this was also the case with the previous use as a house of multiple occupancy. Incorporating vehicular parking is not achievable and therefore no concern would be raised. In the interests of sustainable transport methods cycle parking should be included. This should be secure covered and large enough

to store at least two cycles for the 3 bed maisonette and 1 cycle for the ground floor flat.

From the information supplied and considering the previous use of the site there would be no highway safety concerns raised to this proposal.

If the LPA are minded to approve this application a condition securing cycle parking should be included.

Adur & Worthing Councils: The Environmental Health Officer states that the area of development on Old Shoreham Road has been identified by DEFRA as an area severely affected by noise. He therefore suspects that the development is likely to be in either a NEC C or D. As this is a conversion of existing properties, he would have no objections so long as a scheme to protect the habitable rooms from excess noise is implemented. The standard to be achieved shall be British Standard BS 8233: 1999: Sound insulation and noise reduction for buildings.

British Standard 8233 Indoor Noise Levels

Room	**Good**	**Reasonable**
Living Room	30 dB LAeq,T	40 dB LAeq,T
Bedroom	30 dB LAeq,T	35 dB LAeq,T & 45 dB LAmax,F

As a minimum requirement he would expect the reasonable level to be achieved and to obtain this acoustic double glazing on facades facing the traffic will be required. He would also recommend a whole house ventilation system and to check the sound insulation in the loft conversion, as the structure will not be as acoustically robust as the brick built lower floors.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH5, AH7, AH9 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.4 ‘Flat Conversions’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy AH9 of the Adur District Local Plan supports the conversion of dwellinghouses into smaller self-contained units. DC Standard No.4 sets out in more detail the type of dwelling considered suitable for such conversions and it advises that small houses with 3 or less bedrooms and/or with an

internal floor area of less then 100 square metres will not normally be permitted to be converted. The conversion of terraced and semi-detached properties is not normally supported due to problems of noise transference between buildings (however, recent appeal decisions suggest that this is a matter to be dealt with under the Building Regulations).

In this case the building was previously occupied as a 5 bed HMO and, while a terraced property, it is not considered to be small house and its use as 2 flats is arguably a less intensive use of the building. Consequently, the principle of a conversion to flats in this instance is accepted.

Visual amenity

The proposal involves little external alteration, with only a new pair of doors at the rear (to serve each flat) replacing an existing window which has little impact in the wider area. Four bins are shown to be sited on a very small area of hardstanding in front of the ground floor bay window (as is currently the case, albeit with 2 bins) and this will have some impact visually, although it is not considered to be significant as this is common practice among other properties in the terrace.

Residential amenity

Proposed Occupiers

The ground floor flat has a floor area of approximately 39sqm (excluding corridor space) which is slightly below the minimum of 45sqm as set out in DC Standard No. 4. The floorspace is diminished as result of the need to provide cycle storage at ground floor for both flats and to provide stair access to the garden for the upper flat. However, individual room sizes comply with Standard.

The maisonette has a floor area of approximately 59sqm (excluding corridors) which exceeds the DC Standard minimum of 57sqm. Room sizes also meet the Standard. External amenity space for both flats also comfortably exceeds the 20sqm minimum.

External bin storage is shown as being provided in front of the bay window serving the ground floor flat (shown as being a bedroom). This is an awkward arrangement which partly restricts the outlook from that room and gives rise to potential noise and odour concerns. However, the existing bins are also shown as being at the front, in common with many properties in the terrace. While the front bay windows are likely to serve living rooms rather than bedrooms in most cases, it is not considered that the position of the bins is so serious as to warrant refusal on this ground alone.

The property fronts the busy Old Shoreham Road and the Environmental Health Officer is recommending acoustic double glazing at the front and a whole house ventilation system be installed. He also recommends that sound insulation in the loft conversion is checked as the structure will not be as acoustically robust as the brick built lower floors.

The roof is shown as having an ensuite bathroom at the front with a bedroom at the rear, which is considered to help reduce noise disturbance to that floor. The other matters can be required by planning condition.

Neighbours

The property is adjoined on each side by a single dwelling, with the rear outrigger abutting the outrigger at the property to the west only. In terms of impact on existing occupiers, the rear kitchen at first floor level is separated from the bedroom in the adjoining dwelling to the west by the stair access to the garden which should help to reduce noise transference. The first floor lounge has the potential to disturb any bedrooms in the attached dwelling to the east, and the ground floor bedroom in the proposed flat may abut a living room in the attached dwelling, but it should be noted that the Building Regulations is usually considered to be adequate to deal with this issue. The previous use of the property as an HMO also had the potential to have caused greater disturbance than the current proposal. Nevertheless, a condition requiring details of sound insulation is considered to be appropriate on this occasion.

Accessibility and parking

No off street parking exists or is proposed. WSCC has no objection to this arrangement subject to the provision of adequate cycle storage. Such storage is shown as being provided on the ground floor, in the hallway by way of high level wall hooks. While not ideal it is considered to be adequate, and there is potential to provide better storage within the rear garden for the ground floor flat.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional residential accommodation without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Noise transference measures
3. Acoustic double glazing
4. Approved plans

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

Case Officer: Peter Barnett Date: 14 August 2012

Authorised by: Gary Peck Date: 14 August 2012