Development Management - Delegated Officer Report

Application Number: AWDM/0717/16 Recommendation – Approve

Site: 4 Western Road, Lancing

Proposal: Conversion of ground floor shop to 1 no. four bedroom dwelling combining residential unit over shop; alterations to shopfront and loft conversion with new dormer window to west elevation; raised flat roof with roof light to single storey rear projection; 1m high wall to enclose proposed garden area at front; provision of 1 car parking space at rear

Date of site visit: 5 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a vacant shop close to the traffic light junction with Brighton Road, opposite Brooklands Park. It is proposed to convert the shop and existing part ground floor/part first floor flat into a four bedroom dwelling. The proposal includes removing the existing shopfront and converting the rear garage and store room to form a study and shower room. The height of the flat roof of the garage is to be raised by 0.8m, with the height of the store raised by 0.3m to provide a consistent new height of 3m.

The roofspace is to be converted to form a bedroom served by a new pitched roof front dormer and rear rooflight.

Relevant site history

AWDM/1802/15 - Conversion of ground floor shop into 1 bed flat (including alterations to shopfront and conversion of garage to bedroom, including raising of height of flat roof at rear); works to existing first floor flat to make it self-contained (including conversion of roofspace with new dormer to front) - withdrawn

Consultations

West Sussex County Council: The ***Highways*** Officer has no objection subject to conditions securing cycle parking, car parking and access.

Adur & Worthing Councils: The ***Environmental Health*** Officer has no objection.

The ***Contaminated Land*** Officer requests the asbestos informative.

The ***Engineer*** comments that the proposed site lies within flood zones 2 and 3, the rear of the property appears to be affected by surface water flooding,

and there is a history of the area flooding due to a combination of tide locking and heavy rain raising the levels of Brooklands lake until it overtopped onto Western Road.

Application AWDM/1802/15 proposed down stairs bedrooms which caused concern this application proposes upstairs bedrooms, which are more acceptable.

There is no mention of the intention to use various mitigation measures, in recognition that the property lies within the flood zones.

We request that should approval for this Conversion be granted it be conditional such that 'no development approved by this permission shall commence until full details for the flood proofing of the ground floor flat are approved by the Planning Authority and or the Environment Agency'

Lancing Parish Council: No objections or comments

Environment Agency: No objections. The site is located within tidal Flood Zone 3, as defined by our Flood Map. There is therefore considered to be a high probability of flooding at the site (at least 0.5% in a year).

Paragraph 103, footnote 20, of the National Planning Policy Framework (NPPF) states that all developments within Flood Zone 3 (including changes of use) should be supported by a site-specific Flood Risk Assessment.

The information provided on flooding within the Design and Access Statement (DAS) does not constitute a Flood Risk Assessment.

However, on the basis that sleeping accommodation will not be on the ground floor, and safe refuge can be achieved on the first floor above the predicted tidal surge level of 5.3mAOD, we have no objections to the proposal.

We strongly recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs, as identified in the DAS. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

We also recommend that a Flood Warning and Emergency plan is developed for the site including registration with the EA's flood warning service, which gives advance warning of potential flooding which will enable future occupants to take any appropriate actions.

Southern Water: Requests informative re sewer connections

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2

National Housing Standards
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site does not lie within a recognised shopping parade and there is therefore no objection in principle to the loss of the shop.

Visual amenity

The proposed replacement of the shopfront with a 'conventional' frontage is not harmful to the character of the area or to the terrace due to the adjoining property already having a residential frontage. The proposed design includes the use of shutters which add visual interest while the removal of the existing fascia and blind will enhance the appearance of the building.

The proposed front dormer is a modest size and, as there are examples of dormers on bungalows to the north, it will not be introducing a new feature into the street scene.

The proposed 1m high wall to enclose the forecourt at the front of the building does not require planning permission.

The raising of the roof on the ground floor extension at the rear will have limited visual impact.

Residential amenity

None of the proposed works will have an adverse impact on adjoining occupiers.

The floor area of the building will comfortably meet the National Housing Standards for a 4 bed house. The external amenity area falls quite a way short of what is normally expected for a house of this size. However, the property is close to Brooklands Park and the beach and it is not considered that the shortfall in external amenity space is a sufficient reason in this case to justify a refusal of the application.

Accessibility and parking

1 parking space is to be provided at the rear. Vehicular movements are likely to be reduced from that likely to have been generated by a convenience store. West Sussex Highways do not have any concerns.

Flood Risk

The site lies within tidal Flood Zone 3, where there is a high probability of flooding occurring. The application does not include any bedrooms on the ground floor and safe refuge can be achieved on the first floor above the predicted tidal surge level of 5.3mAOD. The Environment Agency therefore

has no objections subject to the provision of flood proofing measures and an Emergency Plan.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Refuse storage to be provided as shown
5. Cycle parking to be provided
6. Car parking to be provided
7. Access to be constructed
8. Flood proofing details to be provided and agreed prior to commencement
9. Flood Warning and Emergency plan to be submitted and approved

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Asbestos

3. Southern Water

Case Officer: Peter Barnett Date: 11 July 2016

Authorised by: Gary Peck Date: 11 July 2016