Expiry Date – 21/3/13

Development Control – Delegated Officer Report

Application Number: AWDM/0051/13 Recommendation – APPROVE

Site: 19 Buckingham Road, Shoreham

Proposal: **Alterations to shopfront to create new independent entrance to first floor flat and conversion of roofspace to a bedroom including installing one rooflight to front and two to rear roofslope.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a mid terraced unit on the west side of Buckingham Road in the parade just north of Shoreham Station. The ground floor is occupied as a Fish and Chip takeaway with a flat above accessed from within the take away.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

To the north in the parade is an electrical engineering firms offices and to the south a house. The property has a deep front forecourt.

Permission is sought for a new shopfront to facilitate separate and self contained access to the flat. The internal staircase is to be repositioned to the front of the building. Also proposed are front and rear rooflights to allow use of the roofspace as a second bedroom.

Relevant Planning History

SU/143/79 – Change of use from fish bar shops storage to flatlet (1st Floor). Granted 30/5/79

SU/361/74 – Change of use at 1st Floor from Fish Bar shop's flatlet to Fish Bar Shop's storage. Granted 30.9.74

SU/360/74 – New replacement flat roof to existing rear extension and minor alterations (food preparation room). Granted 30.9.74

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

None received. Complaints have been received regarding ground floor rear extensions to the chip shop. These are being pursued separately by Enforcement.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
South East Plan (GOSE 2009): BE1, CC1, CC6 SP3, H1, H2,, H4, H5, H6, T4, SCT5.
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB20, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' and No.4 'Flat Conversions'.

Planning Assessment

Principle

Where extensions or alterations will have no significant impact on neighbours and are of an acceptable design permission will generally be forthcoming.

Visual amenity

The existing shopfront is timber and painted blue. It has a single door offset to the right hand of the frontage. It is proposed to add a further door to the right hand side of the existing to create separate access to the upper floor, removing a small area of tiled plinth to do so, though, full details of the door are absent. This alteration upsets the balance of the shopfront but is not so discordant as to be unacceptable

The installation of rooflights, one at the front 1 and two at the rear is also an acceptable alteration as the number is small and size not excessive.

Residential Amenity

The existing upper floor is laid out as a flat with access from within the unit. The self containment of it improves the flexibility of the living accommodation. The conversion of the loft space to a bedroom creates a two bedroom flat with a floor area of approximately 60 square metres. This is above the 57 square metres required for new build two bedroom flats and each room meeting the expected individual standard.

No outdoor space exists for the existing or proposed flat. This is not significant as this is a conversion scheme and includes residential accommodation already.

The new door is close to the bay of the adjacent offices . Whilst planning permission has been granted to convert these to a house, no unacceptable impact on privacy or noise would result, given this is at the front.

Other issues

The site is very sustainably located within yards of Shoreham station. The absence of off street car parking is not significant.

Recommendation

APPROVE for the reason:-
The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, visual amenity and without detraction from highway safety. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB20, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' and No.4 'Flat Conversions' and South East Plan policies (SP3, CC1, CC6, H1, H2,, H4, H5, H6, T4, SCT5).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 1/3/13

Authorised and signed by: PD Date: 1.3.13