Development Management - Delegated Officer Report

Application Number: AWDM/1458/13 Recommendation – Approve

Site: 174 - 176 South Street, Lancing, West Sussex, BN15 8AU

Proposal: Conversion and change of use of ground floor shop and flat above to form two studio flats and one 2-bed flat, including conversion of roof space to accommodation with rear dormer.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a vacant shop at ground floor with flat above on the west side of South Street, close to the junction with Brighton Road. As originally submitted, it was proposed to convert the shop into a studio flat, to convert the first floor into a 2-bed flat and to form a studio flat in the roofspace following a roof extension to form half-hips and rear dormers. However, following concerns at the scale of the roof alterations and their impact on the occupiers of the first floor flat to the north, the half-hips have been omitted and the proposal now includes a rear dormer extension only.

A previous application to form 4 flats was withdrawn last year (AWDM/0018/13).

The site lies at the lower end of South Street between a pub/hotel to the south and a restaurant to the north. The garden of the pub sits to the rear of the site. The site itself has a very limited curtilage.

Relevant site history

As above plus AWDM/1051/11 - Conversion of ground floor shop to studio flat (with new front window and re-located door) at 178 South Street – approved February 2012

Consultations

West Sussex County Council: The Transport Planning Officer has no objection. No off-street parking provision for future residents of the flats. However, given that this area is located in a sustainable location, close to public transport, it is envisaged that the use of a private car will not be relied upon as much. Whilst there are no concerns from a highway safety perspective on this, it is possible that this proposal could lead to an increase in parking demand in the local area; the LPA may wish to consider this. The cycle provision allocated for all residents meets our current standards and therefore should be conditioned to any planning consent to offer alternative means of transport.

Adur & Worthing Councils: The Environmental Health Officer advises that the area of development on South Street has been identified by DEFRA as an area severely affected by traffic noise. An acoustic assessment should be undertaken to ascertain the exact noise exposure of the property including a scheme to protect the habitable rooms from excess noise. 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. This assessment can be made a condition of any permission rather than be required prior to any decision being issued.

Lancing Parish Council: No objection providing minimum room standards can be achieved

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AS1, AE5, AE6 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.2 ‘Space Around New Dwellings and Flats’; No.4 ‘Flat Conversions’
‘Good Practice Guidance Note: Internal Space Standards for New Homes’ (ADC 2010)
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Lancing Vision

Planning Assessment

Principle

The proposal is subject to Policies AS1, AE5 and AE6 in the adopted Local Plan which resists use of residential at ground floor level. However, Lancing Vision allows for mixed residential/leisure in this part of the village and

emerging Local Plan policy also allows a more flexible approach. In principle therefore there is no objection to this change of use.

Visual amenity

The existing building has a fully hipped roof which is now to be retained. Three rooflights are proposed for the front with one flat roofed dormer at the rear. The proposed rear dormer is not considered to result in harm to visual amenity, as it will not be visible from the street. The proposal is therefore considered to be acceptable in visual terms.

Residential amenity – existing residents

The building is attached to a restaurant with flats above to the north. Two first floor side windows in one of the flats faces the roof of the application property at a distance of less than 2m and was likely to be adversely affected by the proposed formation of a half hip. Some light loss and increased sense of enclosure would occur to the affected rooms, which are a living room and kitchen. The windows are the only openings to those rooms.

The applicant has agreed to delete the half hip extensions from the scheme and the proposal now proposes only a rear dormer within the existing hipped roof. This will reduce the impact on the occupiers of the flat to the north compared with the previous proposal and is considered to be more acceptable.

Residential amenity – proposed residents

The internal floor areas of each flat meets the Council's space standards (ground floor studio 32sqm, first floor 2 bed flat 68sqm and second floor studio 34 sqm). The ground floor flat will not have any amenity space but this is the same as the other ground floor studio at the adjoining property (178). The upper flats will have small terrace area at first floor which is considered to be adequate. The site is close to the beach green and external space is therefore considered to be easily accessible for future residents.

The ground floor studio will have its accommodation at street level which could be visible from passing pedestrians. However, this arrangement was considered acceptable at no.178 and is not considered to be a valid reason to object to the proposal.

The EHO is concerned about traffic noise and its impact on future residents. He has therefore requested that an acoustic assessment is undertaken to ascertain the exact noise exposure of the property including a scheme to protect the habitable rooms from excess noise. This can be secured by condition.

Refuse storage is provided and accessed via a passageway at the side of the building.

Parking and access

The proposal does not include any parking for future residents of the flats. However, the site is located in a sustainable location, close to public transport, and WSCC consider that nil parking is acceptable here. Cycle parking is to be provided in a secure area at the rear of the ground floor and this can be secured by condition.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. Cycle and refuse storage to be provided
4. Noise assessment to be carried out prior to commencement and mitigation measures implemented before first occupation
5. Approved plans

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

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.

Case Officer: Peter Barnett Date: 8 January 2014

Authorised by: Gary Peck Date: 8 January 2014