Development Management – Delegated Officer Report

Application Number: AWDM/0095/23 Recommendation: Approve

Site: Land and Building East of 44 and 46 North Road, Lancing

Proposal: Proposed first-floor flat roof extension to the rear (East) elevation to create a new two bedroom flat with independent access to the rear.

Date of Site Visit: 22 February 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site comprises a two storey building located on the east side of North Road. It is occupied on the ground floor by Domino's Pizza and Lancing Local shop with residential above. At the rear of the building there is a single storey flat roofed element which forms part of the commercial use on the ground floor (staff room/WC/store).

It is proposed to construct a first-floor flat roof extension over the ground floor at the rear to create a new two bedroom flat with independent access via an existing passageway along the north side of 46 North Road which is used by the occupiers of the existing first floor flats. A new access up to the proposed flat would be formed at the north end of the extension. A small recessed balcony area is proposed on the east side of the extension.

The site adjoins a parking area at the rear (east) for the children and family centre to the south. There is a school (The Links College) to the east and north east.

Planning History:

AWDM/0617/16 - Change of use from Use Class A2 (financial) to Use Class A5 (hot food takeaway); new shopfront; installation of ventilation and extraction equipment and associated alterations

AWDM/0474/16 - Change of use and conversion of first-floor office including rear extension to form 1 x 2 bed flat.

Consultations:

West Sussex County Council: The Highways Authority has no objection.
Does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.
No vehicular parking is provided for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Consequently, vehicular parking would have to be accommodated on-street. Whilst vehicular parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable town centre location, within walking distance of public transport links and public car parks as well as bicycle parking detailed in the proposal.
Recommend condition to secure cycle parking

Adur and Worthing Councils: No objections on **PSH** grounds

Public Health:There are no EH concerns regarding noise or odour for this application.

Tech Services: No comments received

Southern Water: Standard advice

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 policies 15, 18, 22, 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Lancing Vision 2012
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The site is located in a designated primary shopping area, within the boundaries of the Lancing Town Centre (Local Plan Policy 27) and forms a primary retail frontage. However, the development is at the rear and does not affect the commercial function on the ground floor.

The provision of new housing is supported in principle subject to consideration of the impact on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is at the rear of the building and is not widely visible from North Road. It is visible from the car park at the rear and the flat roof design does not have much visual merit. However, given its limited visibility and the existing flat roof forms nearby, including at first floor at the rear of 44 North Road, it is not considered that sufficient harm could be demonstrated to justify refusal on design grounds.

Residential amenity - neighbours

The extension will have limited impact on the educational/community uses to the east and south. To the west, the most affected properties are the existing first floor flats at 44 and 46 North Road. Those flats have first floor windows which face the site at a distance of approximately just 6m. They also have an outdoor terrace in front of those windows.

No windows are proposed on the west side of the extension, with all openings restricted to the east and south elevations. No loss of privacy will occur therefore. Access to the flats will be via an internal stair at the northern end of the building.

Outlook from the existing flats will be affected but the impact is reduced by the lower height of the extension compared with the windows in the existing flats. The top of the proposed extension will be 5.4m high compared with the existing flat roofed extension containing the existing flats which is 6.6m tall. The top of the windows in the existing flats measures at 5.7m. A 25 degree line measured from the midpoint of those windows demonstrates that the extension will not breach that daylighting guideline.

The application is supported by a Daylight and Sunlight Study which demonstrates that the proposed development does not reduce the amount of available daylight and

sunlight to the existing flats, or to other adjoining buildings, and both are within the BRE guidelines.

It is therefore considered that the proposal is acceptable in terms of its impact on existing residents.

Residential amenity - proposed occupiers

The proposed flat is shown as having a floor area of 62m2 which meets the national standard for a 2 bed, 3 person flat on one floor. A small amenity space is shown in the form of a balcony which faces over the car park.

The site abuts a small car park and is at the rear of commercial premises in the town centre. While there is the potential for some noise disturbance, no openings face the commercial premises to the west and no objections have been raised by Environmental Health officers.

The proposal makes good use of land in the built up area and will provide a reasonable standard of accommodation.

Parking and Access

No parking is to be provided. The site is in a sustainable town centre location where there is good access to public transport, including the railway station. Cycle parking is shown and further details can be required by condition. No highway concerns have been raised.

Sustainability

A Sustainability Statement has been submitted which explains that improved building fabric and possible use of solar panels and heat source pumps. Final details can be reserved by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Contractors' parking
5. Cycle parking

6. Details of sustainability measures to be submitted and approved

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 22 March 2023

Authorised by: Gary Peck Date: 22 March 2023