Development Management - Delegated Officer Report

Application Number: AWDM/0898/24 Recommendation – Approve

Site: Parkview House 7 Madeira Avenue Worthing West Sussex BN11 2AT

Proposal: Conversion of existing annexe/studio into separate 1 bedroom flat with additional window to northern elevation

Date of site visit: 05/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is located on the western side of Madeira House and contains a detached two-storey dwelling. The property is currently divided into two units. The main house and a one-bedroom dwelling located at ground floor. The proposal is to formalise the one-person unit with small rear courtyard. Previous permission has been granted for its use as a separate unit for three years.
A window is proposed in the northern elevation for the new bedroom.

Relevant Planning History

AWDM/1129/17: Retention of a self-contained studio flat for letting to a non-relative for a period of up to 3 years (retrospective). Permitted.

Consultations

Southern Water: The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements.

Officer's note: The informative recommended is attached

Private Sector Housing (AWC): There is concern about the proposal to convert this annexe to a separate flat. The significance of creating an entirely separate dwelling rather than that which is provided for a family member is that the future occupants would have no propensity to be tied or associated

with the occupants of the main dwelling and therefore the sharing of amenities and services would no longer be acceptable and nor would noise transmission which might be tolerated from a family member but not necessarily from a neighbour. I therefore suggest that if this application is to be approved and a permanent separation is required then there should be a sound insulation scheme and works to ensure that services and utilities are provided separately to the new dwelling.

WSP (as drainage consultant): Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

WSCC as Local Highway Authority: This application seeks the conversion of an existing annexe/studio to a separate one bedroom flat. The site is located on Madeira Avenue, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicular/pedestrian access arrangements. The LHA does not anticipate that the proposed conversion to flat would give rise to a material intensification of movements to or from the site.

Hardstanding with space for two off-street parking spaces is to be retained for this development, to be shared with both the proposed and host dwellings. Using the WSCC Car Parking Demand Calculator, the anticipated parking demand for both dwellings would be four car parking spaces. Therefore, any overspill parking associated with this site would have to be accommodated on-street, as per the existing arrangement. The LHA does not anticipate that this would lead to a highway safety concern, but the LPA may wish to consider the potential amenity impacts.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. The plans demonstrate secure bicycle storage for one bicycle, in accordance with WSCC Parking Standards.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations

None received

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)

DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (MHCLG 2023)
Planning Practice Guidance
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)
CIL Charging Schedule (Aug 2021)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

Policy SS1 of the Worthing Local Plan sets out the housing supply target of 3,672 over the period 2020-2036 (230 dwellings per annum).

Paragraph 76 of the NPPF states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes where:

a) The adopted plan is less than 5 years old; and
b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Paragraph 77 goes on to state that where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the Plan period).

The most recent housing trajectory and 5-year housing land supply for Worthing can be found in the Annual Monitoring Report 2022-23. Table 9 indicates the Five-Year Supply measured against the adopted WLP annual target of 230 dwellings plus a 20% buffer, and demonstrates a 7 year supply of deliverable sites.

To maintain the supply of housing paragraph 79 of the NPPF requires local planning authorities to monitor progress in building out sites with planning permission. Where the Housing Delivery test indicates delivery has fallen below 75% of the local planning authorities housing requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirement for an Action plan and 20% buffer.

The latest Housing Delivery Test was published in December 2023 and Worthing Borough Council scored 33%. Therefore, the presumption in favour of sustainable development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years.

The previous permission (AWDM/1129/17) assessed the retrospective use as a self-contained flat for a limited period of time prior to the unit being used as an annexe for a family member. As stated in the officer's report the "retention of the use is therefore considered acceptable; although the application has been submitted for use up to three years, if it is acceptable in its own right there seems little reason to restrict permission to a certain time period". It is not clear whether the unit has been used for a family member following the previous consent or whether it has been continuously let as a self-contained unit. The design statement states that council tax has been paid for the unit separately since March 2017. However, as the use was previously considered acceptable there is no reason to make a different assessment in this case. The unit is therefore considered acceptable as it contributes to the housing delivery for Worthing.

Visual amenity and character

As noted in the previous application there is no obvious sign from the street that it is in separate occupation as the entrance to the unit is located on the side. A single additional window is proposed on the northern side elevation. The window is an appropriate scale and design, similar to the other windows in the property. The development does not propose any other alterations and there would be no discernible impact on the streetscene.

Residential amenity - proposed occupiers

The proposed unit will have a floor area of 44.3sqm which is suitable for a one person, one bedroom unit. Both habitable rooms have windows providing light to the rooms. A small rear courtyard and side access are sufficient for the new unit.

The main house retains a floorspace of almost 200sqm. Externally, the main larger dwelling retains the majority of the garden.

Residential amenity - existing occupiers

The conversion is not expected to cause unacceptable harm to the amenities of neighbouring residents. Insulation between the new unit and retained ground floor to new build standards is recommended by condition to ensure there is no noise transmission between the two units.

The new window facing north appears to look out towards the garden of 9 Madeira Ave to the north. A condition requiring this to be obscure glazed below 1.7m above finished floor level and restricted to a top hung casement window with 75mm opening will be required to reduce overlooking of this property.

Parking and Access

The site is located on Madeira Avenue, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicular/pedestrian access arrangements. The LHA does not anticipate that the proposed conversion to flat would give rise to a material intensification of movements to or from the site.

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The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. The plans demonstrate secure bicycle storage for one bicycle, in accordance with WSCC Parking Standards.

In summary, it is not considered that that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and there are no transport grounds to resist the proposal.

Sustainability

The conversion of this house to 2 flats does not include any sustainable energy measures and, as it is not a new build development, it is considered that this is acceptable in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3-year time limit
3. Materials to match
4. Insulation between units
5. Obscure glazed and restricted opening

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

Case Officer: Louise Prew Date: 26/09/2024

Authorised by: Peter Barnett Date: 26 September 2024