Expiry Date - 01/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0960/24 Recommendation – APPROVE

Site: 33A Broadwater Street West Worthing West Sussex BN14 9BT

Proposal: Conversion of two-bedroom flat into two self-contained units with new door at first floor rear

Date of site visit: 01/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a three-storey terrace that has retail at ground floor with the second and third being in single residential accommodation as a two bedroom flat.

The flat at the first and second floor is accessed via a walkway at first floor level. This runs above the ground floor extensions of the commercial units below.

The site is not listed or within a conservation area nor are there any trees on the site that have any TPOs.

Proposal
Planning permission is sought to convert this two-bedroom flat into 2 flats. The first-floor flat is to be a single bedroom flat with a GIA of 56.8sqm for two people. The second-floor flat is proposed to be two bedrooms with a GIA of 61.9sqm and suitable for 3 person accommodation. The only amendment to the fenestration comes from the introduction of a second access door in the place of an existing window.

Relevant Planning History:
None

Consultations:

WSP: *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 with the following informative attached:*

Informative 1: We have identified the site is adjacent to a flood risk, therefore the applicant should consider creating an emergency plan in case of the event

of a flood. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

Southern Water: *No Comments*

Environmental Health: *Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.*

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

WSCC Highways: *No vehicular parking is to be 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 on-street 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.

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Broadwater Street. Worthing Train Station is situated approximately 1.6km south of the site.

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.

UK Power Networks: *Please note there are HV/LV underground cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.*

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

You can also find support and application forms on our website Moving electricity supplies or equipment | UK Power Networks

Representations:
One letter of objection on the following grounds:
"I would like to object to this application on the grounds of design, appearance, materials.

There are 2 doorways falling for consideration within this application.

Where it appears that the original doorway is remaining in its original position, the extra second doorway and porch area would need to be constructed as to match existing materials of other adjacent doorways and create a symmetrical visual impact.

Please note other than the aforementioned comments regarding materials and design, there is no further objection in principle"

Relevant Planning Policies
National Planning Policy Framework (2023)
National Planning Practice Guidance
Worthing Local Plan: DM1, DM2, DM5, DM15, DM18
SPD 'Space Standards' (WBC 2012)
SPD 'Guide to Residential Development' (WBC 2013)
WSCC Guidance on Parking for New Development (2020)

Planning Assessment

Principle of Development

The Worthing Local Plan was adopted on 28th March 2023. Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 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 site is within a sustainable location, within walking/cycle distance of local services and amenities and well connected by public transport, with regular bus services and Worthing Railway Station. There is no objection in principle to the subdivision of the existing plot to provide an attached dwelling house. The key considerations are the effects on visual amenity and local character, the amenities of existing and future occupiers, access and highway safety matters and biodiversity.

Policy DM1 of the Worthing Local Plan relates to the conversion of dwellings into smaller self-contained accommodation expresses that the conversions must result in a high level of accommodation meeting the space requirements and providing outside amenity space. The Council will also consider the impact on the mix of dwellings locally, the impact on the character of the area and the amenity of adjoining dwellings. The site is within the Broadwater district centre and situated above a commercial unit. It is likely that the units in proximity tend towards smaller units rather than the family accommodation that would be found in the surrounding areas. The conversion is therefore considered to be in accordance with the character of the local area. Amenity is discussed further below.

Policy DM1fv states that at least one unit should be provided for family accommodation. It is noted that the current unit has two bedrooms and is not considered a family unit at present. The site is located in a local centre within a building that does not have access to private amenity space. It is therefore not considered to be the most suitable location for family accommodation. The conversion to two smaller units is therefore acceptable as it would not result in the loss of family accommodation.

Visual Amenity

The application has minimal impact on the visual amenity of the street scene, this is due to the proposal having only alterations to the rear of the site that would be visible. The only alteration is the introduction of a second access door, this will be located next to the existing one in the place of a window.

This is located to the rear of the site and would be screened to the north by the existing first and second floor protrusions of the neighbouring property to the north. As such there are only views available from within the car park to the rear or the residential flats that face the application site.

The introduction of a door and the extension of the 'porch' aspects referred to in the objection are not considered to result in an impact that is significantly detrimental to the proposed development. With the location of the development there will not be views available from within the wider public realm. A condition will be attached ensuring that the development is undertaken so that the proposal is completed in matching materials.

As such it is not considered that the introduction of a door would be detrimental to the application and is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

Within Policy DM2d it explains that the conversion into smaller properties should not detrimentally impact on the amenity of the neighbouring properties. The properties that would be most affected by the proposal would be the neighbours to each side. This is due to the introduction of a further flat and the associated intensification of the site that comes with such.

Due to the intensification of the site and the increased usage special consideration needs to be given to the noise impacts on the neighbouring properties. The introduction of a flat would increase the potential occupants by one due to the potential for 4 residents in the existing flat and across the two proposed being 5 residents. However, the proposal is to provide a new kitchen and living space at second floor. It is likely that the neighbouring dwellings would have bedrooms at second floor. Therefore, it is necessary to include a condition requiring the insulation to be upgraded along the party wall with no. 31 to the south to ensure those residents are protected from additional noise.

The proposal would not see the introduction of any additional openings other than a door in the place of a window. As such there would not be any overlooking, overbearing or overshadowing that would not already be in situ.

Quality of accommodation/Living conditions

The first floor flat meets the floorspace set out in the nationally described space standard. This includes storage space and the sizing of bedrooms. The one-bedroom unit measures with 56.8sqm exceeding the requirement of 50sqm.

The two-bedroom apartment has a 61.9sqm footprint with the requirement set at 61sqm for three people which meets the DCLG minimum floorspace standards for a single storey property. However, due to the staircase the flat is considered to be over two storeys. As such the requirement is 70sqm. If the stairwell isn't considered within the space for the additional flat upstairs then the proposal falls below the minimum requirement for a three person flat.

However, due to the layout of the proposal the bedrooms are of sufficient in size with the capability of providing sufficient space for 1 and 2 people respectively. The kitchen/lounge/diner will provide a sufficient amount of space for the habitable accommodation of the occupiers with a suitable sized bathroom. As such it is considered that whilst the proposal would be approximately 1m smaller than the space standards that there would be sufficient space for three people to live within the property.

Storage is provided within both of the units; the first floor flat has a large amount of storage provided within the bedroom that provides approximately 1.5sqm of full height wardrobe. It is likely that space could also be found beneath the staircase for this flat. The two-bedroom apartment hosts a range of smaller storage options as well as an above stairs cupboard which has approximately 1.5sqm of storage space. This combined with the other storage options is considered acceptable.

The flats have access to a wide variety of green space due to the location with public recreation grounds within close proximity of the site. Within 400m of the site there are both Broadwater Recreation Ground and the Manor Sports Ground which are public open green spaces. As such it is considered that the proposal is compliant with Policy DM7 which explains that development should have access to public amenity space within a 15 min walk of the site (720m).

Highways

As explained by WSCC Highways, the provision of two spaces for cars should be provided with the change resulting in the addition of a property. Although there are no parking spaces provided there are a number of car parks and space on nearby roads to cope with the parking demand. Furthermore, due to the location of the proposal there are good transport links to Worthing town centre as well as other local parades of shops and restaurants etc.

Expiry Date - 01/10/2024

Biodiversity Net Gain
Due to the lack of an increase in the size of the site or the impact on available biodiversity it is not considered that a biodiversity net gain is required and the proposal does not trigger the 20% requirement.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match
4. Sound Insulation
5. Hours of work

Informative

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.

Flood Risk - We have identified the site is adjacent to a flood risk, therefore the applicant should consider creating an emergency plan in case of the event of a flood. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

UK Power

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

Case Officer: Finlay Gardner Date: 09/10/2024

Authorised by: Louise Prew Date: 14/10/2024