Development Management - Delegated Officer Report

Application Number: AWDM/0522/19 Recommendation – Approve

Site: 12 North Road, Lancing

Proposal: Application for a non-material amendment to previously approved AWDM/0625/17. Amendment to layout of flat on first and second floors to be changed from 2 bedroom to 3 bedroom property.

Date of site visit: 11 May 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey building on the east side of North Road, just north of the railway crossing. Planning permission was granted in 2017 for a change of use of the ground floor shop and offices to smaller shop on ground floor, 1 x 1 bed flat on ground and first floors and 1 x 2 bed flat on first and second floors with balcony at rear second floor.

A non material amendment is sought comprising a change to the internal layout of the flat on the first and second floors to increase the number of bedrooms from 2 to 3.

The main alterations see the lounge on the first floor moved to the centre of the building to form a kitchen/living area and the third bedroom formed in its place at the front of the building on the first floor.

Relevant site history

As above

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer advises that the configuration of the rooms between floors has the potential to result in a loss of amenity. There are bedrooms above or beneath kitchen/living rooms, so any noise within these could affect sleep. It is unclear from the drawings which rooms belong to which proposed flat.

Representations

None received

Relevant Planning Policies

Adur Local Plan: Policies 9, 15
Lancing Village Vision (2012)

National Planning Policy Framework (2019)

Planning Assessment

The changes to the internal layout will not have any impact on the external appearance of the building. The EHO comments regarding room stacking are noted but this is not usually a matter which warrants refusal. Sound insulation between rooms is a Building Regulations matter.

In terms of compliance with the Nationally Described Space Standards, Flat 2 at 99sqm will fall just short of the minimum standard for a 3 bed 6 person flat on 2 storeys (the minimum standard is 102sqm). However, the standard for a 3 bed 5 person flat on two storeys is 93sqm and it is considered that the overall standard of accommodation is acceptable. The new bedroom will also meet the minimum standard for such a room.

No parking is able to be provided on site but the location is sustainable, close to the railway station and bus routes, and on street parking is available. The proposal is not expected to any more intensive than the current office use, even with an additional bedroom provided.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No 02 Rev A received 2 April 2019

…….. existing planning permission AWDM/0625/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No. bsb/17/512/2/4/A received 12 June 2017

Case Officer: Peter Barnett Date: 12 April 2019

Authorised by: Gary Peck Date: 17 April 2019