Development Management – Delegated Officer Report

Application Number: AWDM/1213/17 Recommendation – APPROVE

Site: 25 Brunswick Road, Shoreham-by-Sea, BN43 5WA

Proposal: Proposed reconfiguration of the existing single storey rear extension, internal alterations and partial change of use of the ground floor from retail/commercial use to residential use and full change of use of the 1st floor from retail/commercial use to residential use.

Date of site visit: 29.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey middle of terrace property, close to the railway crossing of Shoreham-by-Sea. The site is within a shopping area. The ground floor is within a commercial, retail use with a small kitchen and store to the rear of the shop. Stairs within the retail space lead up to the first floor which is currently in use as offices.

A small rear yard leads out to an alleyway which is shown on the plans that the applicant has a right of way over it. This alleyway leads through to a gate and then onto Western Road. (NB:The gate has the no. 17 on it).

The property is rendered and has a slate roof. The windows appear to be PVCu.

Consent is sought to reconfigure the internal space of the 2 storey building by the removal of internal walls and construction of others. The proposal will thereby create a lock up retail unit with wc and a small kitchen, to the front with access off Brunswick Road; with the remaining ground floor, which will include a single storey rear extension, together with the first floor becoming a 2no. bedroom self-contained maisonette with access from the rear alley.

Consultations:

<u>WSCC Highways</u>

"A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Standards, one car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Furthermore, the location is suited well to sustainable modes of transport by bus or train. A range of local amenities, retail and services are within walking distance. We would advise that secure and covered bicycle storage is provided for the proposed flat to further promote sustainable modes of transport in this location.

No highway safety concerns. If the LPA are minded to approve the following condition should be secured:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies."

Southern Water

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order -
a Adequate soakaway or infiltration system
b Water course
c Where neither of the above is practicable, sewer
Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.
Alternatively, the developer can discharge combined flows no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the combined system. You will be required to provide a topographical site survey and/or a CCTV survey with the connection application showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed combined flow will be no greater than the existing contributing flows.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:
"A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection points for the development, please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer

will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

We request that should this application receive planning approval, the following condition is attached to the consent:
"Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."
Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:
"A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO212SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Environmental Health:

Depending on the new and future occupiers of the retail unit, noise from the unit has potential to affect the residential amenity of the occupiers of the new residential property. If approved require a sound insulation condition.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH2
Development Control Standard No.4 'Flat conversions'
Submission Adur Local Plan as modified in accordance with the Inspectors recommendations'. Policies 11, 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal which would retain a retail unit within the shopping area but also provide residential use. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the locality and neighbouring residential properties

Space Standards

The minimum space stands for a 2no. bedroom flat in accordance with Development Control Standard no. 4 is as follows:

Total minimum floor area 57 sq. m

With the minimum space for rooms being:-

Living 14 sq.m
Kitchen 5.5 sq.m
Double bedroom 11 sq.m

The application shows:-

Internal space for the Kitchen/Living room to be 24.75 sq.m which accords with the above standard
Internal space for each of the Double Bedrooms is over 11 sq.m and therefore both meet the standard

Residential Amenity

The property is within the centre of Shoreham-by-Sea, close to the railway station and bus routes, and within walking distance of shops and other facilities. It is thereby within a good area for residential living.

Although the proposed maisonette is accessed from the rear, this will create a private entrance for the flat, and indeed the distance is only some 10 metres from the street.

The bins will be in a bin store within the rear yard so will be out of site from the rear window of the maisonette, and the rear alley is approx. 1metre wide and brick paved. The fact that the bins would have to be moved to the street is not an unusual occurrence within town centre locations.

The County Highways require cycle storage, this would mean that the existing bin store may have to be slightly amended to accommodate the storage.

The flat roofed rear extension will be largely contained within the boundary walls and thereby will not result in unacceptable overshadowing or overlooking onto the neighbouring properties, and although it will be partially viewed over the rear wall, it will be separated from the neighbouring properties to the rear by the alley and other walls.

With regard to the Environmental Health requirements, an informative could be applied to any permission alerting them to the need to provide a means of escape, which could be achieved by providing an enclosed stairwell which would include the entrance door.

Recommendation

APPROVE

1. Approve plans
2. Standard time limit
3. Materials to match existing
4. The flat hereby approved shall not be occupied until the level of sound insulation between the retail and residential properties on the ground

floor and between ground floor and first floor is enhanced to achieve a minimum level of airborne sound insulation of 50dB (DnTw+Ctr dB) for floors/ceilings and 48dB (DnTw+Ctr dB) for walls.

5. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

   Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies."

6. The hours of opening of the retail unit shall be in 0800 – 1800 Mon to Saturday; 1000 – 1600 Sundays and Public Holidays

Informative

1. Approved without amendments

2. "A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection points for the development, please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

3. Find sewer
4. Internal works will be required in order to conform with the Environmental Health requirements for providing a safe means of escape.

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

Case Officer: Eve Hearsey Date: 03.11.2017

Authorised by: Peter Barnett Date: 3 November 2017