Development Management - Delegated Officer Report

Application Number: AWDM/0030/14 Recommendation – Approve

Site: 152A Manor Hall Road, Southwick, Brighton West Sussex, BN42 4NP

Proposal: Change of use of office (A2) on ground floor to enable existing 1-bed flat to become a 2 bed flat.

Date of site visit: 23 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terrace property within a crescent on the south side of Manor Hall Road fronting a small green area. The terrace was formerly a parade of four shops but the use appears to be solely residential with the exception of the front part of the ground floor of the application property. This was formerly a pet shop but was granted permission in 1989 to be used as A2 offices. It is not clear from the planning history whether this was ever implemented or whether the use has reverted to a shop use (an application in 2007 refers to the premises as being a shop).

The application is proposing to convert the office/shop into residential use. It is proposed to form a bedroom and shower to be incorporated into the existing ground floor flat to form a larger 2-bed flat. No external alterations are proposed.

Relevant site history

ADC/0044/07 – Conversion of shop to studio flat - Withdrawn
SW/77/04 – Single storey rear extension to form 1 bed flat at rear of shop – Approved
SW/66/89 – Change of use of from retail shop to A2 (offices) – Approved

Consultations

West Sussex County Council: The Strategic Planning (Highways) Officer has no objection. It is not envisaged a significant intensification will occur through this proposal as an office use will have attracted a similar amount of vehicular movement. There does appear to be ample on-street parking in the area and therefore no concerns would be raised to this application from a highway safety perspective.

Adur & Worthing Councils: The Environmental Health Officer has no objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AS5
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is identified in the current Local Plan as a neighbourhood shopping facility. However, there are now no shops left in the parade and the policy is somewhat outdated. Furthermore, the draft Local Plan does not identify the site as a policy area. Consequently, the change of use of the office/shop to residential is considered to be acceptable in policy terms, particularly as it will result in an enlarged flat suitable for a small family.

Visual amenity

There would be no change to the external appearance of the building. The existing entrance door would be retained but internally the layout would be altered to prevent the door opening straight into the proposed bedroom. A new corridor would be formed by realigning an internal wall.

Residential amenity

The proposal would enlarge an existing flat so in amenity terms it would improve the living accommodation on offer. The proposed bedroom would be approximately 12sqm in area which would comply with internal space standards. The property has a large rear garden and there are no concerns in respect of the amenities of the proposed occupiers or their neighbours.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. While it would result in the loss of a commercial unit, the remainder of the shopping parade has already been lost to residential uses and the proposal would not therefore harm the shopping needs of local residents. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AS5) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

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: 10 February 2014

Authorised by: Gary Peck Date: 10 February 2014