expires 3.10.08

# Development Control – Delegated Officer Report

**Application Number: ADC/0395/08 Recommendation - Permit**

**Site:** **16A - 18A North Road Lancing West Sussex BN15 9AE**

**Proposal:** **Conversion of former firstfloor offices to 2 self-contained flats (including replacement windows)**

## The Application

The application is a re-submission of a refused application (ADC/0641/07) for the conversion of former first-floor offices into two self-contained flats (1x two-bedroom and 1x three-bedroom).

The site is the first floor commercial premises located on the east side of North Road, a main shopping street, within the built-up area of Lancing. The premises which occupy the whole first floor of No's 16A – 18A are currently vacant but were previously used as office space.

The previous application was considered to be acceptable in the main, however the arrangement of a S.106 agreement for contributions towards sustainable transport modes within the area was not completed by the application expiry deadline, and therefore the application was refused.

The current proposal is the same as the refused application, with the only exterior alterations being the up-grading of all of the first-floor windows.

At ground floor level are four commercial premises. No. 14 to16 is an Indian restaurant, No.18 is a sandwich bar and No.20 is currently vacant but was a greengrocers. North Road is characterised by normal high street functions such as shops, banks and restaurants at street level, with offices and residential properties generally occupying the first floor.

## Consultations and Representations

***West Sussex County Council:*** Comments on ADC/0641/07 stated that in the site is situated in a sustainable location, within walking distance of a range of services and public transport, therefore there will not be a reliance on the use of the private car. Cycle storage must be provided and a TAD must be submitted and approved.
***[NB. It has been calculated that the current 190sqm office use would require a TAD contribution of £3,600 whereas the proposed two flats would require a contribution of £1,600]***

***Adur District Council:*** The Environmental Health Officer had no objection to the final design of 1x two-bedroom flat and 1x three-bedroom flat considered acceptable in ADC/0641/07.

***Lancing Parish Council:*** No objection.

***Third Parties:*** The occupier of No.7 North Road objects to the proposals on the grounds that additional parking will affect business, that there will be no space for business on the high street and that flats will destroy all the beauty of the high street.

**Relevant Planning Policies and Guidance**

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH1, NE1-2, ERA1, DEV1, DEV3-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH1-2, AH5 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.4 'Flat Conversions'.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 ' Housing' (DCLG 2006)
PPG13 ' Transport' (DTLR 2001)

**Planning Assessment**

***Policies***
Structure Plan policies give weight to the re-use of existing buildings at higher residential density provided the character of the area is protected (LOC1, ERA1, CH1). Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met; it achieves safe and convenient access by a choice of means of travel; it encourages and enables an increase in walking and cycling; and the number and impact of motorised journeys is minimised. DEV5 states ' Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative'.

A key objective of PPS3 is that development continues to make effective use of land by re-using land and buildings that have been previously developed or vacant. There is no specific policy in the Local Plan relating to the conversion of upper floors in shopping streets to residential use, however Policy AH2 states that new residential development be permitted by way of redevelopment or infilling provided the site is not allocated for any other purpose.

***Visual amenity***

There are a variety of types and styles of fenestration within the High Street and visually the changes to the upper floor windows are considered to be acceptable.

***Residential amenity***
It is felt that the proposed arrangement of accommodation is of a good standard and that it would not lead to any unacceptable loss of privacy to the residential property to the north. The lack of external amenity area contravenes the Standard but few flats in town centre locations above shops have external amenity space and in this case it is considered acceptable.

***Access and Parking***
WSCC Highways have commented that the proposed use would not increase the amount of parking within the area, due to the flats proximity to a variety of public transport modes. Additional plans have been received which show secure and covered cycle parking for both flats and an area for waste and recycling storage, which would be accessible to both the occupiers and refuse collectors.

The proposed use as two flats would usually incur a TAD contribution of £1,600 which would be required to be paid via a s.106 legal agreement. However it is considered that the proposals would not be a more intensive use of the property than currently exists (office space 190sqm = £3,600 TAD) and therefore a financial contribution would not be necessary in this case.

**Recommendation**

APPROVE for reason that:-

2PPi

1. C1Ci
2. This permission relates to the application as amended by the additional plan SS/2007/22/02 received on 09.08.09.
   **Reason:** *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to AH2 of the ADLP and DEV4-5 of the West Sussex County Council.*
3. C8Gi – amended
   The flats hereby permitted shall not be occupied until provision for secure and covered storage of cycles and the storage of refuse and recycling has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
   **Reason:** *To ensure adequate provision for parking of cycles and to comply with policy DEV4-5 of the West Sussex County Council.*

Case Officer: [signature] Date: 04-09-08

Planning Services Manager: P. Barnes Date: 12/9/08

Planning and Regulatory Committee Chairman: D. J Mills Date: 11/09/08