Development Management - Delegated Officer Report

Application Number: AWDM/1492/21 Recommendation – Approve

Site: 1 Riverside, Southwick

Proposal: Proposed Change of Use of an office (Use Class B1a) to form 1no. residential unit (Use Class C3) at lower ground floor level.

Date of site visit: 27/8/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the lower ground floor at the rear of The Old Town Hall in the Southwick Riverside Conservation Area. The existing property is in office use and it is proposed to convert it to form a 1 bed flat. No external works are proposed.

The site forms part of a three storey building with accommodation within the roof fronting Brighton Road. The ground level drops away to the Shoreham Basin (Lady Bee Marina) to the south, where access to the site is. Planning permission has been granted for the conversion and extension of the upper floors to form 6 flats but the lower ground floor did not form part of that permission.

Relevant Planning History

NOTICE/0010/21 - Application for Prior Approval of Proposed Change of Use of an office (Use Class B1a) to form 1no. residential unit (Use Class C3) at lower ground floor level. Withdrawn

AWDM/0877/20 - Conversion of existing offices to form 6no. flats (1 x one bedroom and 5no. x two bedroom); proposed hipped roof rear extension to 2nd floor with inset balcony; flat roofed rear extension over part of existing 1st floor terrace with new glazed balustrade; cantilevered balcony to ground floor rear elevation; alterations to ground floor rear windows to form juliet balconies; rooflights to front, PV panels to rear, 10no. parking spaces and covered cycle store building on land to east. Approved

Consultations

West Sussex County Council:Highways Authority: The site is located on Riverside, a privately maintained road, consequently these comments are for advice only. The nearest publicly maintained highway is at the junction with Albion Street, an A-classified road subject to a speed limit of 30mph. The application form indicates that the proposed dwelling will be provided with one parking space, however the plans do not demonstrate where this space will be located. The Planning Statement indicates that the dwelling would be

eligible for a parking permit from the Port Authority; however, no further details have been supplied as to the location of permit parking spaces - the LPA should be satisfied that parking is available for the proposal, or consider the potential impacts of this proposal on on-street parking from an amenity point of view. 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 detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The LHA acknowledges the sustainable location of the proposed dwelling, in proximity to local shops and services, including bus stops and Southwick train station. The LHA would advise that secure and covered cycle storage be secured via condition, if the LPA considers that this is viable. If the LPA are minded to approve the application, a condition securing car and cycle parking may be appropriate.

Adur and Worthing Councils: Public Health: The area of development is potentially exposed to elevated levels of road noise and potential noise from surrounding port activities. Noise protection condition recommended, plus contaminated land condition if ground works are proposed.

Private Sector Housing: Please could the following informative be placed on any planning permission that may be granted: The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. In this case, the proposed bedroom is an inner room. The risk can be mitigated by ensuring that the bedroom window complies with fire escape window requirements.

Technical Services: Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objections on flood risk grounds. Surface water drainage- the application includes no increase in impermeable area. Due to the scale and location of development we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

Southern Water: The design of the proposed basements and on-site drainage system should consider the possibility of surcharging within the public sewerage system in order to provide adequate protection to basements from the risk of flooding. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 3, 15, 17, 18, 20, 22, 28, 34, 34, 36

Sustainable Energy SPD (August 2019)

Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)

Shoreham Harbour Joint Area Action Plan 2019

WSCC Guidance on Parking at New Developments (Sept 2020).

National Planning Policy Framework (July 2021)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal will increase the existing housing stock located within the built up area and can be supported in principle, particularly as the conversion of the upper floors already has permission.

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the Conservation Area, parking and highway safety.

Visual amenity and impact on Conservation Area

The proposal does not include any external alterations and the impact on the character and appearance of the building and the Conservation Area is therefore minimal. The character of the Conservation Area will therefore be preserved.

2 waste bins are shown to be stored in front of the building adjacent to the entrance, with no enclosure because of the limited forecourt available. It was queried whether there was an opportunity for the future occupier to share the waste storage facilities associated with the conversion of the rest of the building but no positive response was received. Instead the bins have been relocated to sit in the recess, further from the front door and access road, in a slightly less prominent position. This is not ideal but it is not considered that sufficient visual harm would be caused to justify refusal on this ground alone.

Residential amenity – for proposed occupiers

The proposed flat will have an internal floor area of in excess of 56m2 which complies with the minimum standard for a 1 bed flat under the national standards. The Housing team has identified an inner bedroom hazard which can be dealt with under the Building Regulations. An informative will be added so that the applicants are aware.

The flat will sit below the new flats proposed above, the floor plans for which show a living room over the proposed bedroom. Internal noise protection is dealt with under the Building Regulations however. Externally, the EHO has advised that traffic and port noise could cause disturbance and protection measures should be secured through a condition.

The proposed flat will have no external amenity space.The site is in close proximity to the beach (accessible over the lock gates close by to the west) and Southwick Green so there are opportunities to enjoy open space close to the development. Converting an existing building does always provide opportunities to comply with external amenity standards and it is considered that, overall, the development will result in an acceptable standard of amenity for future residents

Residential amenity – effect on existing dwellings

The proposed flat is not anticipated to result in a loss of amenity for neighbouring occupiers. No external alterations are proposed and the use is unlikely to cause a material increase in disturbance compared with the existing commercial use.

Accessibility and parking

No parking is available at the site. The application advises that "*the owner is entitled to a parking permit from the Port Authority for the future residents. The site is located in a highly accessible and suitable location providing excellent access to a number of public transport routes*." This has subsequently been confirmed as being within the Port Authority car park to the west. In the circumstances a condition to secure car parking is not necessary as it is off site.

There are no highway objections, bearing in mind the existing use as an office. WSCC Highways have suggested that cycle parking be secured by condition but it is not considered that sufficient space is available on this occasion. The applicant has advised that a bicycle could be kept within the hallway to the flat if necessary.

Sustainable and resource efficient buildings

No sustainability information has been submitted with the application. In view of this proposal being a conversion of the lower ground floor of an old building it is not considered that significant sustainability measures can be implemented here.

Hazardous Substance

The site lies within the outer consultation zone for a hazardous substance site at Shoreham Port. The HSE does not advise against the granting of planning permission in this case.

Flood risk

The site is within flood zone 1, and is not shown to be at risk from surface water flooding. There are no objections on flood risk grounds.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Noise protection condition

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

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.

Asbestos

PSH

Case Officer: Peter Barnett Date: 24 September 2021

Authorised by: Gary Peck Date: 24 September 2021