Expiry Date – 6/8

Development Control – Delegated Officer Report

Application Number: AWDM/1085/21 Recommendation – Grant

Site: 69 Crabtree Lane, Lancing

Proposal: **Change of use from two flats to a single dwelling house.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/7

Site and Surroundings

The site forms one of a pair of semi detached properties located on the south side of Crabtree Lane, west of its junction with Wembley Avenue. Originally built with ground floor shop units and a flat over, both units now contain two flats each.

In 2000 permission was granted to convert the ground floor shop on site to residential to form a single dwellinghouse over the two floors, including alterations and a rear extension (L/91/00/TP refers). In 2012 retrospective permission was granted to convert this former house into two flats.

This is a predominantly residential area with a mix of dwelling types including three storey flats immediately to the west.

The property has a front garden which is half lawn and half hard surfacing. Although part of the frontage is open there is no dropped kerb and there are zig zags outside the site for a pelican crossing. The application from states that the site does not have any parking and no parking is shown on the drawings.

Proposal

It is now proposed to convert these two flats back into a single dwelling. The existing floorplans show a two bedroom flat at ground floor with living room separate kitchen and utility room. The upper floor plans show three bedrooms at first floor and a kitchen and bathroom and a master bedroom in the loft. There is no living room shown for this flat. Proposed plans show a 6 bedroom house with two bedrooms at ground floor and one in the loft.

Relevant Planning History

AWDM/0955/12 - Retrospective application for the conversion from a single dwelling house to 2 flats. Granted

L/91/00 - Conversion Of Ground floor Shop (No.69) To Residential To Form Single

Dwellinghouse (With No.71) Including Alterations And Rear Extension. Granted

Consultations

Lancing Parish Council: No objection.

Southern Water: Approval for connection required. Sewer investigations required.

Highways:

'*Given the existing use as two flats it is likely that the proposed use as a 1 x 5 bed dwelling will result in a slightly less vehicular/pedestrian activity being associated with the site.'* No objection.

Technical Services:

Flood Risk. This site is within Flood Zone 1 and not shown as at risk from surface water flooding. No objection on flooding grounds.

Surface Water drainage: the application includes no change in impermeable area. No conditions requested. Surface water drainage must be in accordance with Building Regs.

Health: *'No objection in principle but the house is shown as 6 bedrooms not 5. If it is to be used as an HMO it will need to be licensed.'*

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 3, 9, 15, 20 and 35 including
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the adequacy of the provision of floorspace, loss of two flats, impact of the proposals on the character and appearance of the area, impacts of the development on neighbour amenity and highways considerations.

Future occupiers Living conditions

The proposed dwelling is 134 sqm. The proposal shows 6 bedrooms which includes three double bedrooms and three single bedrooms. There is no standard for a 6 bedroom, 9 person unit. A 6 bedroom 8 person unit should have a minimum floor area of 138 sqm. The proposal therefore includes a floorspace shortfall but as this is a conversion and not new build the shortfall is not considered to be significant. It is also possible that any occupier would use one or both of the ground floor bedrooms as day rooms instead.

The property has a 16 metre deep south facing garden with a large shed in it.

The loss of two separate flats in favour of a large family home is does not warrant a refusal. Policy 20 looks for a mix of housing sizes including 4+ bedroom houses.

Character

This is a residential area with adjoining properties all in residential use. The property is suitable for use as a single dwelling. No changes to the appearance of the building are proposed.

Neighbour amenity

No neighbour objections have been received. The application is for a single dwelling. In this residential area there is no reason why a single dwelling would be unacceptable.

Highways

The current site appears not to benefit from any car parking. The change from two flats to one dwelling would not be any worse. Highways do not object to this change of use.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Restricted to C3 use*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 29/7/21
Authorised and signed by:	Peter Barnett	Date: 29 July 2021