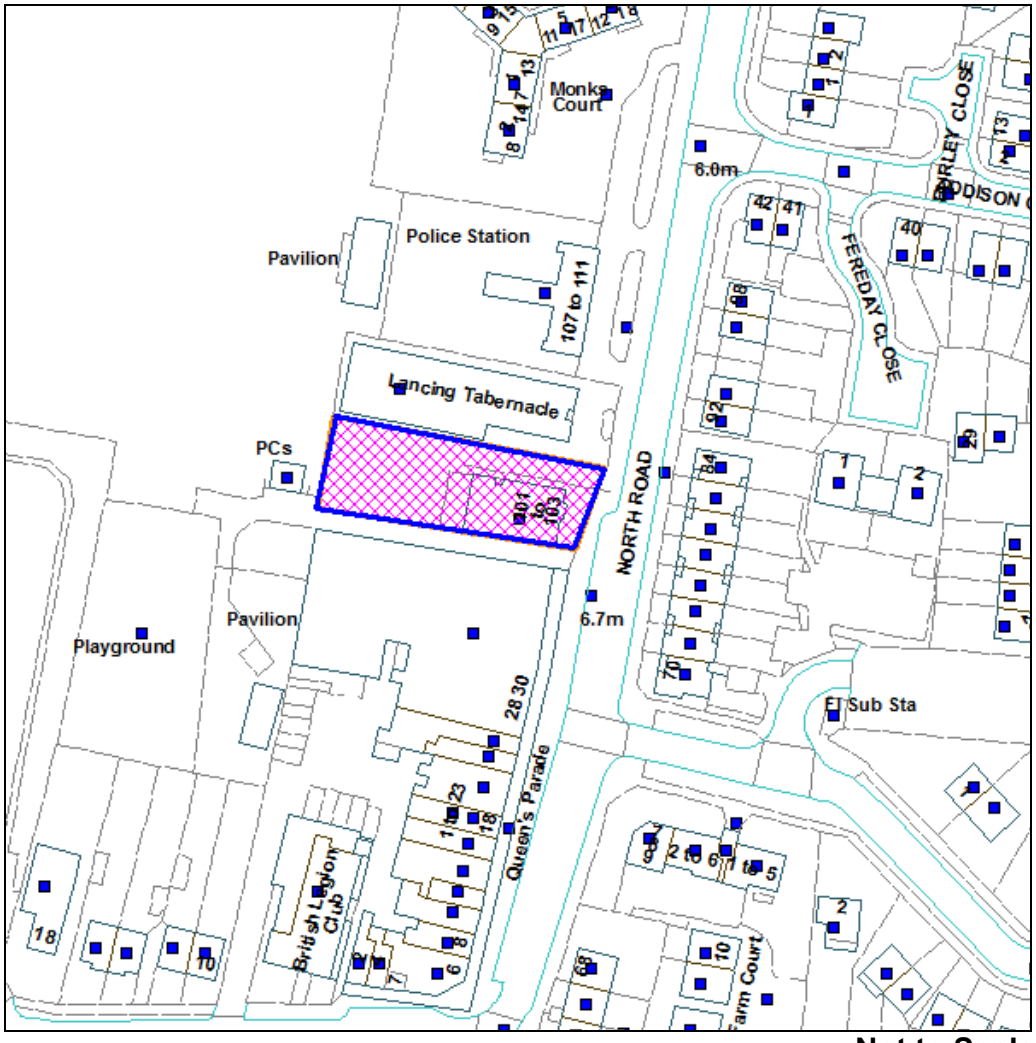
**Application Number: AWDM/1004/18** **Recommendation – APPROVE**

**Site:** **103 North Road, Lancing**

**Proposal:** **Conversion of part ground floor from Class B1 to form 2 x 1 no. bed residential units (Class C3) with associated alterations and landscaping.**

Applicant: Adur District Council Ward: Mash Barn
Case Officer: M. O'Keeffe




**Not to Scale**

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**Proposal, Site and Surroundings**

This application relates to a three storey building on the west side of North Road which sits between the Co-op store and Lancing tabernacle. The site is owned by Adur District Council. The site has a car park entrance and access road on its north side. At the rear is a two part car park with the first three spaces marked out for Adur Employees only and a further seven spaces beyond.

The front ground floor is vacant but was in office use until January of this year. The Council's own Neighbourhood Office team vacated the ground floor and relocated to Portland House, Worthing. There is a rear ground floor flat with small garden area. The two upper floors of the building contain 6 flats which are accessed from one entrance at the side. There is a separate area of rear garden for drying clothes.

The site lies within Lancing town centre but outside of the primary shopping frontage.

Planning permission is sought to convert the ground floor office accommodation into two self contained one bedroom flats each with their own front entrance created through alteration of the frontage.

**Relevant Planning History**

L/140/05 - Replacement Windows (Reg.3 Application). Granted 21.9.05

L/12/80 - Office For Treasurer And Housing And Community Services Officer And 7 Flats (Regulation 4). No objection 28.7.80

L/504/78 – 4 one bed and 2, two bed flats. Granted 26.1.79

**Consultations**

**Highways:**

*'This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.*
*The site is accessed from North Road, a 'C' class road with a speed limit of 30mph in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been several recorded injury accidents in the vicinity of the site. However, from an inspection of accident data it is clear that these were not due to any defect with the road network.*
*Parking*
*The applicant has not provided any details on the number of available car parking spaces to the rear of the building. However, applying the WSCC Supplementary Planning Guidance (SPG) for parking provision the original office (B1) use would require*

*1 parking space per 30m$^2$ creating a need for a total of 3 spaces. The WSCC car parking calculator would envision the need a total of 2 car parking spaces for the 2 proposed flats.*

*Sustainability*

*The site is located only 5 minutes' walk from Lancing Train Station with local Bus Stops within a few metres of the site. Shops and amenities are also within walking distance of the site. The applicant has stated that there is already cycle parking available on the site.*

*Conclusion*

*The LHA does not consider that the proposal for the conversion of B1 office space to 2 flats would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.'*

**Environmental Health:** No objection.

**Planning Policy:**

'*This site has been discussed at the Affordable Homes Delivery Group, where the following planning policy advice was given:*

*Following on from the Affordable Homes Delivery Group meeting on 17th April 2017, I have checked the policy position with regard to the former Lancing Neighbourhood Office in North Road.*

*It lies within Lancing Town Centre and Policy 9 of the Adur Local Plan 2017 applies, Policy 25 is not relevant. The site does not fall within a primary shopping frontage and, as such, a more flexible approach can be taken to changes of use at ground floor level. To the north of the site is Lancing Tabernacle and Lancing Police Station, both community uses and allowing a residential use at ground floor level would not interrupt the shopping frontage.*

*In this instance a residential use would be acceptable.'*

**Lancing Parish Council**: No objection.

**Representations**

None received.

**Relevant Planning Policies and Guidance**

Adur Local Plan 2107 policies 3, 9, 15, 25, 27
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)
Technical Housing Standards – nationally described space standard - DCLG 2015

**Relevant Legislation**

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

**Planning Assessment**

The main considerations with this application are the acceptability of the loss of office floorspace, the suitability of a residential use in this location and the size of the flats to be created and whether the physical alterations to support the scheme are acceptable.

The site lies within Lancing Town centre but is not within a primary shopping frontage. Policy 9 of the Adur Local Plan therefore applies and allows a more flexible approach to changes of use in such areas. Policy 25, to protect employment floorspace, is not relevant within the town centre boundary. Retail reuse is not demanded outside of the primary frontage. Also in this case there are community uses either side of the building so the proposed change of use would not interfere with a continuous shopping frontage. A residential re-use is therefore acceptable.

The two flats to be created are both one bedroom and have floor areas of approximately 45 square metres. They each have their own front door and adequate standards of light and ventilation. Minor physical alterations are proposed. These include lifting the height of full length windows for privacy purposes and altering the front elevation entrance to a double window and altering windows either side to create individual separate entrances. Externally there is a communal external drying area at the rear and communal bin and recycling storage in a covered area at the side. No outdoor amenity space is available but as this is a town centre conversion this cannot be achieved: otherwise, the flats to be created are therefore considered to be of good quality.

The site is within easy reach of Lancing train station, bus routes and local facilities. There are approximately 10 parking spaces at the rear of the site but no parking has been specifically allocated to the two new flats. This is not of significance in this case given the sustainable location of the site.

<u>Conclusion</u>

The loss of employment floorspace is not significant in this town centre location and as the site is not in a primary frontage use for retail purposes is not required. The proposal is therefore considered to be acceptable.

**Recommendation**

To GRANT permission

1. Approved Plans
2. Development to commence within 3 years of permission being granted

10th September 2018