Planning
Town Planning
Consultancy
PLANNING DIVISION

PLANNING, DESIGN AND ACCESS STATEMENT

No.

SITE **41 & 43 PENHILL ROAD,LANCING BN15 8HA**

PROJECT **CHANGE OF USE FROM A1 RETAIL AND SHOWROOM TO 3 FLATS, TOGETHER WITH PART DEMOLITION AND EXTERNAL ALTERATIONS**

13 DEC 2010

1. Description of proposal

This application proposes the change of use of the basement, ground and first floor of number 41 and the ground floor only of number 43 Penhill Road from retail and showrooms to form 3 x 1 bedroom flats. The proposal involves the following works:

- Demolition of part of the showroom to the rear that connects to the ground floor of number 41 and infill of redundant door opening;
- External alterations on the front (south) elevation to form new bay windows in place of the shop front;
- New window opening to side (west) elevation at ground floor of 41 and infill of redundant window openings;
- New window opening to side (east) elevation of 43 and infill of redundant window openings;
- Relocation of existing access to first floor flat 43a to inside ground floor and infill of redundant door opening;
- New boundary walls to delineate front gardens – to match others elsewhere in the street.

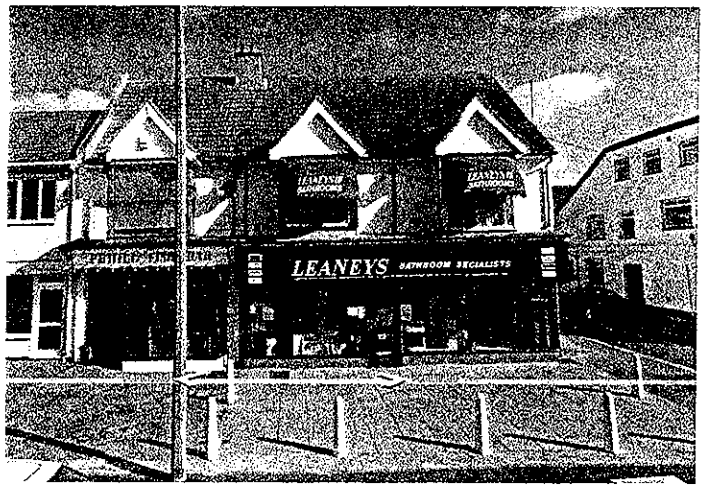
The applicant – Leaneys of Lancing – is a long-established plumbing and bathroom supply company. As well as the application site, which is owned by the company, Leaneys also lease Regal House, 45-49 Penhill Road for retail and showroom use. This lease is due to expire very shortly and the company has acquired larger, purpose built showroom premises at 339 Brighton Road. This offers an excellent opportunity to consolidate the accommodation onto one site and greatly improve the way in which the day to day running of the company is managed.

2. Description of site and surrounding area

The application site is located on the north side of Penhill Road, Lancing, close to the junction with Ingleside Road, part of a terrace comprising numbers 31-43. There is a forecourt to the front, protected by bollards to prevent on-site parking.

Numbers 41 and 43 are on the corner of the junction, in two of the older style properties, with a single shop front spanning both and square bay windows to the upper floor.

The ground floors of both are interlinked and in retail use, specifically for the sale of bathrooms. The upper floor of number 41 is retail showroom connected with the business, accessed from what appears to be original staircase.



Photograph 1 – Application site viewed from south

The showroom at the rear of 41 extends into a single storey extension with a covered link. There are three garages, accessed from Ingleside Road, that serve as ancillary storage.

The upper floor of 43 – 43a – is in residential use as a one bedroom flat. Access is from a door in the side, off Ingleside Road.

Penhill Road runs in a roughly north-west/south-east direction and connects with the A259 at its southern extreme. It includes a mix of light industrial uses, mainly concentrated at the north-west end, with a spattering of commercial/retail uses amongst a predominantly residential street. There is a range of property types – including older style two storeys with bay windows, 1930s terraced and semi-detached houses, bungalows and flats.

3. Relevant planning history

The buildings that are the subject of the application site appear to date from the early 20th century and were probably built as dwelling houses with front and rear gardens. The square bay at first floor probably extended down to the ground floor, as evidenced by similar age properties opposite.

The retail use has prevailed since at least the early 1970s, if not before. The applicants acquired both 41 and 43 in the late 1970s as the company expanded from providing just plumbing services into retail sales of plumbing supplies and later into bathrooms. Expansion into Regal House took place in 1985.

There is no recorded planning history that is relevant to this application.

4. *Policy considerations*

The Adur Local Plan was adopted in 1996. In 2007, a number of general policies were "saved" to cover the period before the LDF is adopted.

Retail issues

The application site does not fall into an identified shopping area. As such, there are no policies that would prohibit the loss of retail use in this location.

A retail study carried out in 2006 to inform the emerging LDF, identified other opportunities for the potential expansion of Lancing's retail offer that do not include the application site. In other words, there is no policy objection to the proposal to change the use of the retail elements of the application site to residential.

Housing issues

Strategic housing targets having now been abolished, it is now left to the local authorities to establish housing need. Adur's most recent Annual Report (April 2008-March 2009) indicates that there will be a sufficient supply of "deliverable" dwellings up to 2026. Although the figures no longer include an allowance for "windfall" residential development (i.e. non-allocated, generally smaller sites), it is recognised that these will continue to make a contribution to meeting housing need.

So long as other planning policies are not compromised, the conversion of existing properties into residential use is identified in PPS3 (Housing) as one of the preferred, sustainable options to meeting housing need.

Saved policies AH5 (provision for smaller households) and, to some degree, policy AH9 (flat conversions) apply to this application.

Against this background, there appears to be no policy objection to the conversion of the property to form 3 new flats.

Supplementary guidance relating to residential conversions indicates that off-street parking should be provided where appropriate. The plans do not include space for off-street parking and it is submitted that there is no need for it in this location. Although there are some parking restrictions in the area, these operate during normal working times only and there does appear to be sufficient on-street capacity in the vicinity of the site. Consideration should also be made of the fact parking demand in the area will alter if the change of use is permitted and fewer customer generated spaces will be required.

However, if the LPA and the Highway Authority require off-street parking, the applicant will be willing to enter into discussions to resolve the issue.

The Supplementary Guidance also indicates that some amenity space should be available for each of the new flats. Space is limited on the site due to the garages and residual showroom at the rear, but the two ground floor flats would each have new front gardens. The existing first floor flat does not have access to any amenity space.

Refuse and recycling is currently located adjacent to the garages facing Ingleside Road and this area could be adapted to accommodate the bins required to serve all 4 flats on the site, subject to condition.

5. Design - Use

The application proposes a residential use in an area of mixed character and is therefore entirely appropriate in this location.

6. Design - Amount

Three new one-bed flats are proposed, in addition to the existing one-bed flat in the upper floor of 43.

7. Design - Layout

Internally, the existing staircases will be removed and relocated to create a main lobby to each property, with separate ground floor access to the ground floor flats off to each side and the first floor flats entered at ground floor level at the foot of the stair.

The lounge areas will be at the front of the main part of the house, with kitchen/diner to the rear, leading through to a bathroom and bedroom at the back.

8. Design - Scale

Not applicable.

9. Design - Landscaping

New front gardens will be created, with 900mm high brick boundary wall to front and side with individual front gates and dwarf wall separating the two properties. Permeable brick paving will be used to create new front paths and low-maintenance front gardens. Final details will be subject to condition.

10. Design - Appearance

The key change to the appearance of the properties will be the reinstatement of the square bay window at ground floor and of the front entrance doors. The new windows will be white upvc and the doors timber.

The new bay window will have a brick feature panel to contrast with the painted render of the rest of the properties, final colour to be agreed by condition.

Other changes involve the bricking up of redundant door and window openings at the sides and rear, which will be finished in painted render to match existing. Finally, all new windows will be upvc casements, also to match existing.

11. Access – Vehicular & transport links

The A259 and A27 are within easy reach of the application site. Lancing railway station is less than 500m away to the north west. There are several bus routes along the nearby A259, linking the site with Brighton, Shoreham and Worthing.

12. Access – inclusive access

Both ground floor units would be suitable for occupation by wheelchair users and would meet Part M of the Building Regulations with regard to access into residential buildings as well as all relevant Lifetime Homes criteria.

In terms of direct access, the first floor units would present more of a problem for mobility impaired users, but there is space to fit a stair lift if required.

13. Conclusion

There is no in-principle policy objection to the loss of the retail unit in this location and residential seems to be the most appropriate alternative use. The proposal offers 3 well-laid out flats which would be suitable for a couple or a single person, meeting an identified housing need in the District.

Therefore and in the absence of any material considerations that indicate otherwise, the application should be ***APPROVED*** in accordance with S38 (6) of the Planning and Compulsory Purchase Act 2004.