DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Flat 1, 1 Market Street WB/11/0244/FULL

DATE OF SITE VISIT: 16.06.2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application property comprises a 3-bedroom, first-floor flat located above commercial premises within a 2-storey building attached to the rear of 14 Chapel Road and accessed from Market Street. The latter comprises a short cul-de-sac located off the east side of Chapel Road. Permission is sought to replace an extant planning permission to extend the time limit for implementing the conversion of an existing flat into 3 x 1-bedroom flats. Two of the flats would be accessed from the existing internal lobby, with the remaining unit accessed via a new door opening in the rear (east) wall onto a new spiral staircase located in the adjacent narrow open yard.
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No off-street parking is available and on-street parking in Market Street is restricted by double yellow lines. To the rear the site adjoins a narrow access road marked out on one side with parking bays (accessed via the service yard to the Guildbourne Centre) and beyond, a walled enclosure associated with the latter. Residential flats within Guildbourne Court lie to the south and east, served by external steps accessed from the far eastern end of Market Street.

The site is located within the Chapel Road Conservation Area.

RELEVANT PLANNING HISTORY:

WB/07/1546/FULL – Conversion existing 3-bedroom self-contained flat to three x 1-bedroom self-contained flats. External alterations to include erection of spiral staircase to east elevation to provide access to one of the flats and installation of replacement windows in timber – APPROVED 25 MARCH 2008.
WB/03/0544/FULL Change of Use of f/f offices to 1 x 2-bed flat and 1 x 3-bed flat – Approved 25 June 2003.

RELEVANT PLANNING POLICIES:

Saved Worthing Local Plan 2003
TR9, H18

Worthing Core Strategy
Policies 7, 8, 9, 16

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

Executive Head of Housing, Health and Community Safety: No objection.

The **Planning Policy Manager** raises no objection commenting that the main objective of the Core Strategy policies is to redress the imbalance in the housing mix that has dominated recent new development. However, given the town centre location and the lack of private outdoor space, the existing dwelling is not seen as an ideal family dwelling and the conversion is supported.

Southern Water: No objection.

The **Highway Authority** has raised no objection this current application, but previously sought the provision of secure, covered cycle storage (WB/07/1546/FULL).

CAAC: No comments received.

No third party representations received.

PLANNING ASSESSMENT:

The main considerations are the principle of sub-dividing this 3-bed flat into 3 smaller units, the effects on the residential and visual amenities of the locality, including on the character and appearance of the Conservation Area, highway safety and parking considerations.

The national planning policy framework provided by PPS3 urges the effective and efficient use of previously land and paragraph 31 particularly acknowledges that conversions of existing housing can provide an important source of new housing.

The local development plan framework has changed since the earlier application in as much that the Core Strategy seeks to redress the imbalance in the housing mix that has dominated recent new development. However, it is recognised that there remains a valid role for flats to play in higher density town centre locations such as this. The existing 3-bedroom flat does not provide an ideal environment for family occupation owing to the lack of amenity space and proximity to other town centre uses (including the servicing yard to Wilkinsons). The principle of conversion into smaller 1-bedroom units is supported in this context. The proposal would allow for the provision of a net increase in 2 dwelling units on previously developed land and would therefore assist towards achieving Core Strategy (policy 7) targets for new dwellings.

The proposal provides an adequate standard of residential accommodation, albeit 2 of the units would be small (F1a – 31.2 sqm and F1b – 34.4 sqm). All habitable rooms (living rooms and bedrooms) would be of a regular shape and have a reasonable outlook and standard of daylight provided by existing windows. Irrespective of this, the Council has no formal minimum standards relating to the size or layout of new residential accommodation.

Although there are other flat units within the block, application property is contained within a 'outrigger' with no other flat units above or physically adjoining, other than through the shared use of the communal stairwell. There would be a net increase of 1 dwelling using the communal stairwell as 1 unit would have its own self-contained access via the spiral stairs. Thus, it is considered the effect on the residential amenities of the neighbouring properties in terms of increase noise and activity associated with an increased number of smaller dwelling units would not have any significantly harmful impact.

The insertion of the new entrance door (serving flat 1b) in the east rear wall would not result in any significant loss of amenity for the nearby residents. The adjacent service road is bounded by a tall brick wall on the east side and the flats within Guildbourne Court are located on a substantially higher level.

The existing brick building retains much of its historic character, including timber sash windows at the rear, a slate roof and cast iron rainwater goods. It is proposed to replace the existing windows in timber. The inclusion of black-painted, cast iron spiral steps at the rear would not detract from this character. [There is a similar, albeit rusty, spiral staircase at the rear of the adjoining building, No.14A Chapel Road.] The rear roof slope would be altered by means of a narrow catslide-type dormer necessary to accommodate the head of the entrance door, but this would not detract from the appearance of the building providing it is undertaken sympathetically.

The key objective of PPG13 is the adoption of an integrated approach to transport and planning, shaping the pattern, location and density of development in order to reduce the need to travel, especially by private car, at the same time making it easier for people make more sustainable transport choices. PPG13 urges local planning authorities to accommodate housing principally within existing urban areas, planning for increased intensity of development for housing (and other uses) at locations which are highly accessible by public transport, walking and cycling. With regard to parking PPG13 (amended Jan 2011) states that policies on parking should be coordinated with proportionate parking controls and charges set out in the local transport plan and should complement plan policies on the location of development.

From September 2010 revised WSCC guidance applies to parking in residential developments which is calculated on a site specific basis using the Car Parking Demand Calculator. This accepts (Principle C) that in some central areas it will be appropriate and beneficial to provide constrained levels of parking, that is, below the amount that would otherwise be expected, providing there are measures in place to realistically promote lower levels of car ownership and to "prevent unacceptable consequences". In this case, there is no on site parking provision. However, the site is highly accessible to non car modes of travel (bus/rail) and to local amenities and facilities. The submitted drawings also make provision for cycle parking and this could be secured by a planning condition. Furthermore, parking controls on the adjacent public highway (double yellow lines) are enforceable. No objection to

this proposal has been raised by the highway authority, thus it is considered refusal would not be warranted on grounds of inadequate parking provision.

RECOMMENDATION:

Permit subject to conditions:

1. C1ARev
2. Approved plans
3. Refuse storage provision
4. Cycle storage for flats
5. External steps to comprise black-painted metal spiral staircase in accordance with details to be agreed
6. Details and materials of rear roof alteration to be agreed
7. Details of timber replacement windows to be agreed.

REASONS FOR RECOMMENDATION:

The existing 3-bedroom flat does not comprise an ideal standard of family accommodation owing to the juxtaposition with other town centres uses and the lack of external amenity space. The proposal would provide for a net increase in dwelling units within a highly sustainable location. It can take place without harm to the character or appearance of the Conservation Area and without detriment to the amenities of nearby residential occupiers or highway safety. Therefore, the proposed development does not conflict with policies 7, 8, 9 and 16 of the Worthing Core Strategy and saved policies TR9 and H18 of the Worthing Local Plan.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No.

DELEGATED

Case Officer [redacted]
Sign..... Date 4.7.11

Authorising Officer [redacted]
Sign..... Date 4/7/11