Development Control – Delegated Officer Report

Application Number: AWDM/0316/24 Recommendation: Approve

Site: 52 Shakespeare Road Worthing

Proposal: **Conversion of roofspace and construction of dormer windows and rooflight window to south roofslope to form 1no. 1-bedroom flat.**

Date of site visit: 07.05.2024

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 14.03.2024

Site and Surroundings

The application site relates to a semi-detached two storey property located on the east side of Shakespeare Road. The building is in use as an HMO comprising of 6 rooms with shared bathroom facilities and 1 bedsit with its own facilities. It is identified as a Local Interest Building and is within the Shakespeare Road Conservation Area. The attached property at No.54 is in use as flats.

Proposal

Permission is sought for the conversion and extension of the roofspace to form a one 1-bedroom flat. This follows approval of an identical scheme in 2018 of which the permission has since lapsed (AWDM/0371/18 refers).

As before the proposals include two dormer windows and a rooflight window to the south side roofslope. Each dormer window would measure approximately 1.75m in width and have been designed with a pitched roof. Access to the proposed flat would be via the communal entrance and hallway which serves the existing bedsits. A new staircase would be formed from the first floor landing leading to the proposed flat. The accommodation for the new dwelling would comprise of an entrance hall, with WC/shower room, an open plan living/kitchen area with outlook to the south side and a bedroom with ensuite shower room.

Relevant Planning History:

96/05697/FULL - PROPOSED HARDSTANDING AND VEHICULAR ACCESS
STATUS: CCN 18th December 1996.

10/0911/FULL - Removal of timber sliding sash windows to the front elevation and installation of Rehau Heritage PVCu windows.
STATUS: CCN 28th February 2011.

AWDM/0371/18 - Conversion of roofspace and construction of dormer windows and rooflight window to south roofslope to form 1no. 1-bedroom flat.
STATUS: APP 12th September 2018.

AWDM/0385/18 - Lawful Development Certificate for proposed internal alterations to first floor to form a 1-bedroom self-contained flat (Unit 5), and installation of separate communal bathroom.
STATUS: APP 19th June 2018.

Consultations:

The **Highway Authority** has made the following comments:

This application seeks the conversion of roof space to form a one-bedroom flat. The site is located on Shakespeare Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed addition of one dwelling would not be anticipated to give rise to a significant material intensification of movements to or from the site.

No additional car parking is proposed. As such, vehicular parking would have to be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue in this location. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. Whilst not demonstrated in the plans, the Application Form states that two cycle parking spaces are proposed in accordance with WSCC Parking Standards.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water has made the following comments:

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

The Council's **Drainage Consultant** has confirmed no objection on surface water grounds.

The Council's **Environmental Health** Officer has raised no objections and with recommends a condition to limit hours of construction.

The Council's **Private Sector Housing** Team has made the following comments:

This property is a Licensed House in Multiple Occupation providing accommodation for 7 persons in 6 bedsits and 1 studio flat on the ground and first floors. The proposed self contained flat on the second floor is shown as suitably sized with self contained facilities, ensuring that it will place no additional demand on the communal sanitary facilities shared by others.

If the proposal goes ahead, a variation to the HMO License and amendment of their fire risk assessment will be required but there are no objections from the Private Sector Housing Team.

Representations:
None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)
DM24 (The Historic Environment)

National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle of Development

Paragraph 11 identifies at the heart of the NPPF a presumption in favour of sustainable development. For decision making this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.

The Worthing Local Plan was adopted on 28th March 2023. Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 76 of the NPPF states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes where:

a) The adopted plan is less than 5 years old; and

b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Paragraph 77 goes on to state that where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the Plan period).

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report 2022-23. Table 9 indicates the Five Year Supply measured against the adopted WLP annual target of 230 dwellings plus a 20% buffer, and demonstrates a 7 year supply of deliverable sites.

To maintain the supply of housing paragraph 79 of the NPPF requires local planning authorities to monitor progress in building out sites with planning permission. Where the Housing Delivery test indicates delivery has fallen below 75% of the local planning authorities housing requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirement for an Action plan and 20% buffer.

The latest Housing Delivery Test was published in December 2023 and Worthing Borough Council scored 33%. Therefore the presumption in favour of sustainable development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years.

The proposed additional dwelling unit can be supported in principle as making a small contribution towards increasing housing supply in a sustainable location.

The proposal should principally be assessed in relation to the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF and weighed against the effects of the development proposal on visual amenity and the character and appearance of the conservation area, the effects on living conditions for existing and future occupiers, highway and parking considerations and sustainability.

Visual Amenity and Effect on the Character and Appearance of the Conservation Area

The building is identified as a Local Interest Building and makes a positive contribution to the character and appearance of the Shakespeare Road Conservation Area.

Shakespeare Road is characterised by closely-packed, larger scale semi-detached late Victorian and Edwardian dwellings. Dwellings typically have a strong vertical emphasis and are well-articulated and detailed, as in this case.

There are one or two examples of dormers that have been added to properties along Shakespeare Road, including some unsympathetic flat-roofed dormers (although these likely pre-date the Conservation Area designation). Pre-existing flat-roofed front and side dormers have been refurbished in connection with the conversion to flats at No.44 (AWDM/0033/15 refers). Planning permission was granted in 2016 and 2019 for pitched roof dormers to the north side roofslope of the adjoining property at No.54

but does not appear to have been implemented (AWDM/1700/15 and AWDM/1332/19 refer).

The external alterations proposed to No.52 are limited to the south elevation where two side dormers and a rooflight are proposed. This is the same as the previous planning permission and no significant changes in circumstances are apparent on site. Whilst the previous permission for side dormers at the adjoining dwelling No.54 has now lapsed, on its own merits the proposals would be reasonably sympathetic in proportion, design and position within the roofslope. As before materials are proposed to match the existing palette of materials which would ensure that they would blend with the existing building and with sliding sash window details to be agreed by condition to ensure a suitable appearance. The dormer windows would be set back from the frontage of the building, as would the side rooflight, set behind the front chimney, avoiding any significant effect on the balance or composition of the pair as was the case with the previous permission. Their positioning, design and size would ensure they would not appear as prominent features in the streetscene and would not cause significant harm to the historic character of the building or the appearance of the conservation area.

Bin storage details can be agreed by condition.

Residential Amenity – Future Occupiers

The proposed flat would have a Gross Internal Floor Area of 51.5sqm which would exceed the Nationally Described Space Standards for a one bedroom one person dwelling overall (50sqm). Whilst the proportion of floorspace with a ceiling height less than 2.3m would fall marginally below the standard (74%) and no storage has been indicated, it is considered that a reasonable layout would be provided and refusal on the standard of accommodation is not considered justified in this instance.

The Council's local standards continue to apply under Policy DM2 of the Worthing Local Plan for the provision of external space. The constraints of the site and the existing use would limit the opportunities to provide private outdoor space, but the existing garden provides a shared amenity space which would meet the minimum standard of at least 20sqm per flat. The site also benefits from being very close to the public park to the east at Vicotria Recreation Ground.

Residential Amenity - Neighbours

The conversion to form an additional flat would create a more intensive use of the site but given the limited scale of the proposals relative to the existing use of the building as an HMO, the layout proposed, and the character of the area, there would be no significant harm to residential amenity arising from the proposed use as was also considered the case previously.

There would be no significant impact arising from the bulk of the proposed roof extensions given their scale and relationship with neighbouring buildings. There would be some inter-visibility between the proposed lounge window to the side (and to a lesser extent from the bedroom) and a rooflight in the north side roofslope to No.50 and this relationship would have existed at the time of the previous approval. As

before, given the use of the room and that this would provide main outlook, it would not be appropriate to require obscure glazing or non-opening sections in this instance. The higher level of the rooflight and its angle would reduce the effects as does the staggered positioning of windows, width of the proposed dormer and internal layout. A similar relationship can be seen between existing first floor level windows at No.52 and No.50. The overlooking in this instance would not be so severe from the proposed lounge or bedroom windows to warrant refusal given the relationship here and between other windows in the building.

Access and Highways

There is an existing hardstanding and vehicular access but no additional car parking is proposed for the new dwelling as part of the application. Using the WSCC Parking Demand Calculator a parking demand of one space would be generated by the proposed flat. On street parking exists in Shakespeare Road and it is at the edge of the Controlled Parking Zone where parking restrictions are enforced. No highway safety or capacity issues have been raised by the Highway Authority.

The site is sustainably located within walking distance of Worthing Station, local shops and facilities and within walking distance of the Town Centre where occupiers would not need to be reliant on the use of the private car. No objection has been raised by the Highway Authority. Cycle storage provision can be accommodated within the curtilage and secured by condition as per the previous permission.

Sustainable Development

The applicant has indicated the following sustainable design and energy measures:

- *The new facilities will incorporate dual flush WC's, controlled flow usage to the taps*
- *Double glazed windows*
- *All labour & material will be locally sourced.*
- *All fixtures and fittings to be locally sourced.*
- *Proposed lighting to be LED lamps.*
- *The buildings will be insulated to current building regulations standard to achieve an EPC rating of C or better.*

The requirements for C rating Energy Performance Certificate would meet the requirements of policy DM16 and it is acknowledged that as a conversion/extension scheme within the conservation area there are limited opportunities.

The NPPF requires planning decisions to contribute to and enhance the natural and local environments by minimising impact on and providing net gains for biodiversity. Local Plan policy DM18 requires the protection, conservation and enhancement of biodiversity. The proposal is for a conversion of the existing roofspace where it would not cause any significant harm to biodiversity.

In relation to drainage, policy DM20 prioritises Sustainable Drainage Systems unless there is clear evidence that this would be inappropriate. In this case there would be no

increase in impermeable area and the Council's drainage consultant has raised no objection therefore it is not considered necessary to seek further drainage details.

CIL

The application if permitted would be subject to a contribution towards the Community Infrastructure Levy (CIL)

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Window details to be specified
5. Cycle parking to be agreed
6. Bin storage details to be agreed
7. Hours of construction limited

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.
- Southern Water – connection to sewer
- Southern Water – sewer investigation
- CIL
- New address

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

Case Officer: Rebekah Hincke Date:17.06.2024

Authorised by: Louise Prew Date: 17/06/2024