Development Management - Delegated Officer Report

Application Number: AWDM/1835/16 Recommendation – Approve

Site: 22 Old Shoreham Road, Shoreham-By-Sea

Proposal: Part retrospective application to convert existing ground floor commercial unit and storage area into 1 x 2 bedroom flat.

Date of site visit: 20 January 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a former commercial unit on the ground floor of 22 Old Shoreham Road, within a terrace of residential dwellings on the east side of the road. It is proposed to convert the premises into a 2 bedroom residential flat. The property has a large flat roofed ground floor extension at the rear which occupies most of the curtilage.

The application has been amended from its original submission for 2 x 1 bed flats.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Comments that no parking details have been provided. From an inspection of local mapping there is on street parking perpendicular to the property. There are parking restrictions on nearby junctions with Old Shoreham Road. The Local Highway Authority (LHA) does not consider that residents parking associated with the development could occur in locations deemed detrimental to highway safety. The Local Planning Authority (LPA) may wish to consider the potential impacts of this development on on-street car parking.

The location lends itself to utilising sustainable modes of transport and Shoreham town centre is within walking distance along street lit footway links. We would advise that secure and covered bicycle storage is conditioned and kept in perpetuity.

Adur & Worthing Councils: The **Environmental Health** Officer (Private Sector Housing) objects. Comments that although there has been a change to the layout, his fundamental concerns have not been addressed.

The hallway created is open to the kitchen areas and so effectively the means of escape in the case of fire from the bedrooms is still through a high-risk

area. The risk could be mitigated by placing a door between the hall and living room.

However it is still the case that one bedroom has no outlook as the only windows are skylights and the windows for the living room on the front flat open directly onto the pavement reducing the privacy and security for the occupant. The outlook from the living room is only onto an enclosed yard and the forgoing could present a hazard under the Housing Act 2004.

He therefore continues to object to the development on the grounds that formal action will be necessary to mitigate category 1 hazards under the Housing Act 2004.

The ***Emergency Planning*** Officer has no objection.

Environment Agency: Based on the acceptance of the Local Authority of the flood warning and evacuation plan included in the submitted Flood Risk Assessment (FRA), we remove our objection to the proposed development.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2
Submission Adur Local Plan (2016) Policies 15, 21
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal will result in a small increase in the housing stock located within the built up area and can be supported in principle. The relevant issues are the standard of accommodation to be provided, the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The proposal involves replacing the shopfront with a pair of windows. There is a variety to the frontages of the houses in the terrace, with a mix of window sizes and designs. The proposal will not harm the visual character of the area.

Residential amenity

The proposed dwelling will adjoin residential uses on either side and will be in keeping with the character of development in the area. There is an existing flat on the upper floors (22A).

The proposed flat will have two bedrooms, the front one being adjacent to the street and the rear one having no window and only a rooflight providing light,

to prevent overlooking of the adjacent property. The floor area of the flat will be approximately 75.66sqm which exceeds the National Standard of between 61 and 70sqm. The size of one of the bedrooms falls short of the floor area for a double by 1.1sqm but in all other respects the flat provides a reasonable standard of floor space. The courtyard area at the rear is to be increased by reducing the length of the existing rear extension and is considered to provide an acceptable amount of amenity space (14sqm). While this falls short of the Council's recommendation of 20sqm, it is considered to be sufficient to provide a bin and bike store and a place to dry laundry, as well as a place to sit outside. The EHO has raised an objection to the proposed layout under the Housing Act. However, there is no Building Regulations or Planning requirement for a window to serve a bedroom rather than a rooflight and, while it is acknowledged that the accommodation to be provided is on the limit of acceptability, it is not considered that there are sufficient amenity grounds to refuse the application.

Parking and Access

No parking is provided. There is on street parking available and the site is within a reasonably sustainable location. There is no highway safety or parking amenity concerns with the proposal.

Flood Risk

The site is at risk of tidal flooding, being located in Flood Zone 3 and the proposed use (self-contained flat on the ground floor) poses significant risks with flood depths of 2.29m expected during a 1 in 200 year flood event following completion of the defence works. The applicants have submitted a FRA which states that flood resilience measures are proposed and these can be required by condition. However, the Environment Agency has advised that resilience measures alone would not be adequate to make the development safe or appropriate in this location. Safety is therefore reliant on there being adequate flood emergency arrangements for occupants.

The FRA advises that the site is within a Flood Warning Area whereby advance warning of a flood can be given to residents, with safe egress along Old Shoreham Road towards Ropetackle Arts Centre which is on higher ground. As a result of the likely early warning in the case of a flood event, the FRA concludes that residents will not be at risk. The Council's Emergency Planning Officer considers that the FRA and evacuation plan is acceptable and on this basis the Environment Agency has withdrawn its objection to the scheme.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Cycle storage
4. Recommendations and measures in FRA to be fully implemented

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 7 September 2017

Authorised by: Jo Morin Date: 07.09.2017