Development Management – Delegated Officer Report

Application Number: AWDM/1917/22 **Recommendation: Approve**

Site: **149 South Street, Lancing**

Proposal: **Change of use of ground floor from commercial premises (Class E) to residential use (Class C3) to form a 2no. bedroom self contained dwelling (retrospective application)**

Date of Site Visit: 22 February 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

This retrospective application relates to a former ground floor commercial premises located on the east side of South Street. The property formerly consisted of a commercial premises on part of the ground floor with self-contained maisonette on part of the ground floor and the first floor. The residential use was previously in separate ownership to the commercial premises. In 2018, the commercial premises became vacant and the applicant, who already owned the residential element, initially leased the remaining part of the ground floor and used it as a studio for his painting hobby. In 2020, the applicant purchased the freehold of the shop and converted the premises to a single planning unit comprising a self-contained two-bed dwelling. Part of the front of the premises continued to be used informally as his artist's studio, but it is an integral part of what is now a single planning unit.

This application seeks permission to regularise the change of use to a single dwelling unit. The former shopfront has been retained and, with the continued use of the space as a studio, it retains an active frontage.

Planning History:

L/28/02 Change Of Use Of Ground floor Shop To Builder's Office & Alterations To Form Self-Contained Access To First floor Flat.

Consultations:

West Sussex County Council: The Highways Authority has no objection. The LHA anticipates that trip generation for both the existing and proposed uses will be similar in nature and not result in an intensification. The LHA appreciates that High Street scenes, similar to this one, historically receive little to no benefit of vehicle

parking and have operated in such a way with little to no hindrance of the operations of the Public Highway, utilising both public transport and public carparks. The application site is no different, with public transport within close proximity and a range of shops and public amenities, the LHA believes that current or future occupiers of the development would not be reliant on the use of the private motorised vehicles. With the above considered and the applicant not clearly stating their intentions regarding sustainable travel to include cycle parking, the LHA would advise that if the LPA deem necessary, cycle parking should be provided in conjunction with MfS and WSCC sustainable travel guidance, details of which can be secured with a suitably worded condition.

Adur and Worthing Councils: Technical Services: Flood risk- The application is within flood zone 1, and is shown to be at low risk from surface water flooding. We therefore have no objection on flood risk grounds. Surface water drainage- the application does not include an increase to the impermeable area. We have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

Environmental Health: No objections on Private Sector Housing grounds

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 policy 9, 15, 22, 27, 34
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Lancing Vision 2012
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The site lies within the secondary frontage of Block 6 as identified in the Local Plan. Within such areas, a more flexible approach to change of use can be taken providing that such changes do not conflict with other policies in the Plan or the Lancing Vision.

Lancing Vision identifies this part of South Street as being a mixed residential and leisure zone.

There is no objection therefore to the change of use.

Visual amenity

The change of use has not resulted in significant changes to the shopfront, which is retained with large panes of glass serving the studio space behind. The active frontage of the former commercial use of the ground floor is retained therefore.

Residential amenity

The incorporation of this small ground floor space into the larger maisonette to create a single dwelling house is acceptable in amenity terms. There are a number of residential uses on the ground floor along this part of the street, including at 151 immediately adjoining the site, and at 178 opposite, both of which have a less open frontage than at 149.

The room is laid out as a studio rather than a living room or bedroom and there are no privacy or noise concerns with the use.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 10 March 2023

Authorised by: Gary Peck Date: 13 March 2023