Development Management - Delegated Officer Report

Application Number: AWDM/0474/16 Recommendation – Approve

Site: 44 North Road, Lancing

Proposal: Change of use and conversion of first-floor office including rear extension to form 1 x 2 bed flat.

Date of site visit: 22 April 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the first floor of 44 North Road, above a vacant former bank premises (Class A2) in a 2-storey building on the east side of North Road, within the primary shopping area of Lancing. The first-floor was previously in use as ancillary offices to the ground floor bank. A separate application has been submitted and approved for the change of use of the ground floor to A5 takeaway (AWDM/0617/16). There is also a further application for the construction of a first floor extension above a ground floor extension at the rear of the premises to form a second flat (AWDM/0508/16 refers). That application has yet to be determined.

Attached to the north side of the building is a betting shop (William Hill). To the south there is vehicular access to a car park at the rear which serves the Lancing Children and Family Centre.

The application seeks permission to convert the first floor into a 2 bedroom flat. A small extension is also proposed at the rear measuring 1.4m deep, 5.7m wide and 3m high. A patio, 2.4m deep, is also proposed.

Relevant site history

None relevant, other than as above.

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Comments that it has been acknowledged that there is no parking associated with this proposal. Ordinarily a single parking space would be required to serve a dwelling of this size, however due to the lack of ability to provide this and the central location in which it would be located, it is anticipated that this dwelling would be sustainable.

Taking into account the existing permitted B1 (a) usage in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. From experience of other similar proposals, the LHA (Local Highway Authority) recognise that offices generate more vehicle movements compared with

residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

Parking restrictions are in operation along North Road which will ensure vehicles are not left in a position such as to cause a hazard to other road users.

Adur & Worthing Councils: The **Environmental Health** officer advises that asbestos is present within the building. No objections to the application in principle subject to sound insulation scheme to protect future residents from the proposed takeaway use.

The Engineer advises that the applicant has indicated the intention to use the public sewer for the disposal of surface water, which in this instance is appropriate. Therefore we have no further comments on this application.

Southern Water: Connection to public sewer required. Foul and surface water sewerage disposal details to be approved.

Lancing Parish Council: No objections or comments

Representations

Objection received on behalf of the Lancing Children and Family Centre:

- Car park at rear serves a busy Children and Family Centre and Nursery School.
- Constant access is required between 7.30am and 6.00pm daily.
- Access to car park is already an issue with cars blocking the entrance to the driveway and we fell that this will increase with proposed use
- Emergency vehicles require access at all times.
- North Road is very busy and additional traffic and roadside parking will create further problems and cause a safety hazard

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.4 ‘Flat Conversions’
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The application seeks to increase the housing stock in the built up area and there is no objection in principle. The permitted development regime is also very positive towards use of vacant office space for residential purposes.

Visual amenity

The conversion would result in little external change from the street. At the rear, the proposed extension is proposed to be finished in cement cladding panels. It is considered that final details of the external materials should be reserved by condition.

The rear extension would be visible from the car park at the rear serving the family centre and would not have a wider visual impact.

Residential amenity

The proposed flat would have a floor area of 70m2 which meets the national standard for a 4 person 2 bed flat. Individual room sizes are also in compliance.

The proposed accommodation would sit above the approved takeaway use and the permission for that use includes a condition requiring sound insulation measures to protect residential amenity. Furthermore, the external ventilation and extract systems were relocated during the application to be sited further from the proposed flat. There are no Environmental Health concerns with the proposal therefore.

No other residential properties are affected by this proposal.

Parking and Access

No off street parking is available for the proposed flat. However, the site is in a sustainable location, close to the railway station. Parking is available on street or within public car parks and there are no highway concerns with this proposal.

Other Issues

The building is understood to contain asbestos and there is a requirement for the developer to contact the Council's Environmental Health Officer to ensure it is dealt with properly and safely. An informative to this effect is proposed to be attached to the decision notice.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be agreed
4. Foul and surface water details to be approved

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

1. 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.
2. Asbestos
3. Southern Water
4. Southern Water

Case Officer: Peter Barnett Date: 6 July 2016

Authorised by: Gary Peck Date: 7 July 2016