Expiry: 18/8

Development Control – Delegated Officer Report

Application Number: AWDM/0873/23 Recommendation: APPROVE

Site: 54 Teville Road, Worthing

Proposal: Conversion of existing building into two No. 1 bed self contained flats including new rear external staircase, replacement windows and parking to front forecourt.

Date of site visit: 26/7

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a mid terraced house on the east side of Victoria Road, built originally as a house. Formally known as 64 Victoria Road it was re-addressed as 54 Teville Road when it was subsumed into the business to the south, Euronics electrical retailers which wraps round onto Teville Road. The building is now vacant.

It has an open forecourt with a single parking space used by staff or customers to the shop. It is a painted and rendered building under a tiled roof. The front ground floor window has been replaced with a larger window for display purposes and the first floor windows have been replaced unsympathetically. To the north is a dwellinghouse and further north a parade of commercial premises up to the back edge of the footpath with residential above, with a takeaway nearest.

Outside the site there is on street parking for up to 2 hours to the north otherwise double yellow lines wrap round the frontage on both sides of the road onto Teville Road. Worthing Railway station is 80 metres to the north.

This is a busy area with a number of takeaways nearby and street activity can be busy late at night. It is also a DEFRA identified area exposed to high night time noise levels from traffic.

The site is in a Controlled Parking Zone and double yellow lines on both street frontages to the premises.

The site sits on the northern edge of the Town Centre in an area designated as a key office location in the Local Plan. It is not in a designated shopping frontage.

It is not in a conservation area and is not listed. There are no protected trees on the site.

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Proposal

Planning permission is sought to convert the premises back into residential use with a one bedroom flat on each floor. The ground floor flat would be accessed from the front and the first floor flat from the rear via a proposed new external stair in place of single storey store to be demolished.

Revised plans show off street parking removed from the forecourt and the enclosed by a low wall with piers to match the adjoining house.

A noise study to deal with night time traffic has also been submitted and accepted by the Environmental Health Officer.

Relevant Planning History:

842/85 – Change of use of part of first floor from bedsitting room to showroom/display area in connection with adjoining retail premises.

106/85 – Installation of window front ground floor and erection of rear covered store. Granted.

952/84 – Retrospective application for the change of use from residential to shop on ground floor with bedsitting room units on the first floor. Granted

Consultations:

Highways: No objection, cycle parking to be provided if possible.

Content
No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

Existing hardstanding is to be retained, with two car parking spaces proposed to serve the development. The WSCC Car Parking Demand Calculator indicates that the proposed residential development would require two parking spaces. Therefore, the LHA is satisfied with the proposed parking provision.

Regarding cycles, the plans demonstrate the indicative location of secure cycle storage. The LHA would request that secure cycle parking provision for at least two bicycles be demonstrated in accordance with WSCC Parking Standards.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. The site is also well connected by public transport, with regular bus services available from Teville Road. Worthing Train Station is located just north of the site on Railway Approach.

Environmental Health - Private Housing: No objection

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Public Health:

In regards to the application made under reference AWDM/0873/23, a noise assessment (ref:J3742, date:06/11/23) was submitted in support. I am satisfied that the monitoring undertaken and the subsequent mitigation measures outlined in Section 6 of the prior mentioned report are suitable in ensuring that the proposed development will be compliant in regards to the noise levels within the habitable areas.

Please note that as the lounge is south facing, passive ventilation will not create sufficient air flow within the property, therefore I would recommend the use of mechanical ventilation as per section 6.2 of the attached report.

Southern Water: Usual informatives. Surface water disposal should be in accordance with H3 of the Building Regs.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM5, DM22
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
Technical housing standards – nationally described space standard – DCLG 2015
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)

Planning Assessment

The key considerations in this case are the loss of ancillary retail space, quality of accommodation to be provided, changes to the appearance of the building, neighbour amenity issues and effects on the visual and residential amenities of the locality.

Retail

This property was built as a house. It was used by Euronics for retail purposes but this use ceased more than 3 years ago and the site has been vacant since. As this is not in a protected shopping parade its retention for retail purposes is not critical.

Quality of Accommodation

Each flat has one bedroom, a living room and separate kitchen and bathroom. Each has a floor area of approximately 55sqm comfortably in excess of the minimum 50sqm specified in the Technical Housing standard. Each room has good natural light.

There is a small yard at the rear from which the first floor flat is accessed via a new stair and the ground floor kitchen open on to. This space could be used for refuse storage and cycle storage if required. It is to be enclosed from the shared alleyway.

A noise assessment has been submitted which deals with high night time noise levels from traffic. It concludes that the bedrooms will have acceptable noise levels as they are at the rear. Front living rooms, ground and first, will be exposed to heavy noise levels. The applicant is proposing trickle vents. Environmental Health recommends mechanical ventilation which is alternatively suggested in the applicant's noise report. A suitable pre commencement condition is recommended to secure these details.

The existing rear yard is currently open onto an alleyway which leads down to Teville Road or to Victoria Road and shared by neighbours. It is to be enclosed with close boarded fencing and sub divided to provide a small outdoor area for each unit.

In principle the accommodation is acceptable.

Neighbour amenity

The rear staircase proposed will sit between the blank rear wall of the retail unit on the Teville Road frontage and the flank wall of the outrigger of this building. It will not cause harm to any neighbour.

Visual Amenity

Display windows for the former retail use are to be replaced with more sympathetically sized uPVC casements. These are acceptable.

The open front forecourt is to be enclosed with a low rendered and painted wall to match the adjoining house. This will considerably improve the appearance of the property.

Highways

No parking is proposed for these flats. Given their very central position next to the railway station this lack of parking is acceptable. Cycle parking and bin storage for each unit can be provided in the rear yards.

CIL does not apply in this case as the application relates purely to conversion.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. In accordance with Noise Report
4. Details of mechanical ventilation

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Informative

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.

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

Case Officer:	MOK	Date: 13/12/23
Authorised by:	Jo Morin	Date: 19.12.2023