Development Management - Delegated Officer Report

Application Number: AWDM/0488/24 Recommendation – Approve

Site: 127 South Street, Lancing

Proposal: Change of use from Printers B1(C) to Dwelling C3(A) including lowering of flat roof level at rear to form second floor roof terrace with new masonry screen wall to replace existing pitched roof, and new ground floor entrance to north elevation

Date of site visit: Visited when considering AWDM/0797/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey building on the east side of South Street. It is at the end of a terrace of three buildings between Alma Street and Headborough Gardens. The ground floor is currently vacant but was previously in commercial use as a printer's workshop (formerly Class B1). The first floor use is less clear. It appears to have been used for ancillary offices but the floor plans show a kitchen also on this floor with a bedroom on the second floor.

Permission was granted to convert the entire property to residential use, to enable it to become a single dwelling in 2021 (AWDM/0797/21).

The approved floor plans showed a living room and bathroom on the ground floor, a bedroom and kitchen at first floor and bedroom at second floor. Also proposed was a second floor balcony on a flat roof at the rear. The size of the balcony was halved in depth during the course of the application to bring it away from the roof edge.

This application is an amended resubmission with two main changes from the original approval:

1. Moving entrance door to north side

2. Enlarged roof terrace

Relevant Planning History

L/175/77 - Change Of Use From Dwelling House To Commercial Printers

L/158/82 - Two-Storey Rear Extension And Change Of Use Of First And Second Floors To Offices And Stores Ancillary To Ground Floor Printing Works

AWDM/0797/21 - Change of Use from Class B1 (Offices) to C3 dwelling; including second floor balcony with balustrade to rear (East), new front entrance and additional windows and internal layout - approved

Consultations

West Sussex County Council: The Highways Authority has no objection. No vehicular access is associated with this site. The LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed – therefore, vehicular parking would have to be accommodated on-street, as per the likely existing arrangement. There are parking restrictions in place on the nearby roads prohibiting parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would give rise to a highway safety concern or parking capacity issue in this location.

No details of cycle parking provision have been provided. Cycling is a viable option in the area and the LHA would request that secure and covered cycle parking provision be provided in accordance with WSCC Parking Standards, if there is space within the site to do so.

Adur and Worthing Councils: Public Health: A condition to comply with the previously submitted Acoustic Associates noise mitigation scheme will be fine

Private Sector Housing: No comments

Drainage: No objections

Southern Water: Standard advice given

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 9, 15, 18, 20, 27, 28, 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
National Planning Policy Framework (December 2023)
Technical Housing Standards – nationally described space standard (DCLG 2015)
WSCC Guidance on Parking at New Developments (Sept 2020).
Lancing Vision 2012

Planning Assessment

Principle

It would appear from the planning history that the building was formerly in use as a single dwelling before becoming a printer's workshop in the 1970s. The

upper floors have been in commercial use too. This proposal to change back to a dwelling falls to be considered against current planning policy. The site lies within Block 6 of the Lancing secondary shopping frontage where Policy 9 advises that a more flexible approach to change of use will be taken providing that such changes do not conflict with other policies in this Plan or the Lancing Vision.

Lancing Vision identifies the site as being within the Seaside Zone, some way outside of the defined 'village heart,' where changes of use to residential or community uses are supported. There have been a number of residential conversions of ground floor commercial premises, some through the prior approval process, and it must be acknowledged that the new Use Classes Order does allow much greater flexibility between uses. As the building is within a small, standalone terrace with residential uses closeby, at No.131 within the same terrace, flats opposite and houses in Alma Street for example, and appears to have been vacant for a number of years, the principle of its change of use to residential is considered to be acceptable. It does not appear that the loss of a commercial function here would be detrimental to the commercial function of the wider area. Permission has already been granted in principle for this use.

The relevant issues for consideration are the effects on the amenities of neighbouring residential occupiers, the standard of accommodation to be provided and the impact on the visual amenities of the area.

Visual amenity

The front (west) elevation is to be changed to remove the fascia, shopfront window and entrance door and to install a smaller replacement window. The north elevation sees the addition of several new windows plus the relocated entrance door while the rear sees a minor change to a first floor window. The other main change is the replacement of the mono pitch around the flat roof and the construction of a rendered parapet 1.4m high.

The change to the front elevation will remove the projecting fascia which is a feature of the properties in this terrace and install a smaller window which aligns with the upper floor windows. The loss of the fascia is regrettable as it is a reminder of its past commercial use but it appears that the fascia at 131 has already been removed and a refusal for this reason alone would not be justified as insufficient harm to character would occur.

The other elevation changes are considered to be acceptable in visual terms.

Residential amenity - proposed occupiers

The house would have a floor area in excess of 100m2, being over 3 floors, which comfortably meets the National Standards.

A noise assessment was previously carried out at the request of the EHO which recommended that acoustic glazing with trickle vents is provided on the front elevation.

Noise from the flue at the adjoining burger bar is not considered to be a significant issue in this case as the second floor is already in use as a bedroom. The proposed roof terrace will experience noise and odour from the flue but the proposal is for the existing occupiers and will introduce an outdoor amenity space where there is currently none. On balance, it is not considered that the presence of the flue will cause such significant harm as to warrant refusal.

The new windows on the north elevation will be partly obscured by the trees in Headborough Gardens. At first floor these are a window serving a stairwell and a kitchen, but the kitchen also has a window in the rear (east elevation). At ground floor level, the affected windows serve a living room, which has several other openings, and a corridor from the rear entrance. The impact of the trees on light and outlook is not considered to be sufficiently harmful to warrant refusal therefore.

The ground floor living room window and entrance door on the north elevation will abut the pavement where there are also cycle racks. The applicant has agreed to move these at their expense.

Residential amenity - existing occupiers

The main issue for adjoining occupiers is the introduction of the roof terrace, which is larger than previously approved and which had previously been reduced in size due to concerns about overlooking. The increase in size is considered to be acceptable now as the new parapet wall will reduce the opportunity for overlooking. The flat roof/terrace is also at a lower level so will sit further below the parapet. While not a common feature in the area, the terrace is not considered to be likely to cause any harm to neighbouring occupiers through overlooking or noise. It will not be readily visible, being at the rear, and screened by the new parapet around the flat roof.

Parking and access

The development does not include any parking, which is unchanged from the existing use. The site is in a sustainable location and no highway concerns have been raised, subject to cycle parking being provided. The property does not have any outdoor space other than the proposed roof terrace but the plans do show storage provided within the house.

Sustainability

No sustainability measures are proposed as this proposal is largely for the conversion of an existing building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Door and window details
4. Matching materials
5. Cycle storage
6. To be carried out in accordance with noise assessment approved under AWDM/0797/21
7. The cycle racks in South Street close to the proposed entrance to the dwelling shall be moved at the applicant's expense before the dwelling hereby approved is first occupied

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: 24 June 2024

Authorised by: Gary Peck Date: 24 June 2024