Expires 1/7

Development Control – Delegated Officer Report

Application Number: ADC/0183/09 **Recommendation – Permit Application**

Site: **11 Western Road Shoreham-by-Sea West Sussex BN43 5WD**

Proposal: **Change of use of groundfloor office to a one-bedroom flat and replacement of office window with bay window**

The Application

The application site is a mid terrace three storey property on the north side of Western Road consisting of a 2-bedroom maisonette on the upper floors and a vacant B1 office on the ground floor. It is proposed to change the use of the office and convert it into a 1-bedroom flat. The existing ground floor metal framed shopfront window is to be replaced with a new bay window to match other properties in the terrace.

Planning permission was originally granted for a very similar proposal in 1990 (SU/22/90) but never implemented.

Western Road contains a mixture of residential and commercial properties, but the predominant use of the northern side of the street is residential. To the east there is an office while to the west is an osteopath.

The site lies within the Conservation Area but falls outside of the shopping/business area as allocated in the Local Plan.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objection subject to the provision of secure cycle parking within the site

Adur District Council – The Environmental Health Officer expressed concern at the 'stacking' of rooms, with a proposed bedroom partly under an existing first floor bathroom, creating a potential noise issue. In addition, no basin was shown in the proposed bathroom.

(NB an amended plan has been submitted showing a basin in the bathroom)

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH5, AH9 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings' and No.4 'Flat Conversions'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
Planning Policy Statement PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPG15 'Planning and the Historic Environment' (DoE 1994)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

Policy AH5 of the Local Plan has a presumption in favour of the supply of small dwelling units subject to creating a satisfactory mix of dwelling types within the locality, Policy AH9 states that the conversion of dwellinghouses into smaller self-contained units will be permitted providing that: access and car parking provision is acceptable; the proposal would not have an unacceptable adverse effect on neighbouring properties in terms of overlooking or noise transmission through party walls; and the type of property concerned and the standard of accommodation to be provided accord to the adopted standards. It also states that the conversion of small family homes will not be permitted. While the application relates to a ground floor office rather than a family home, the principles established in Policy AH9 are considered to be applicable.

Similarly, while not covered in Development Control Standard No.4 'Flat Conversions', the principles within that document can be applied here. It states, among other criteria, that conversions should result in an acceptable amount of amenity space for each flat (minimum of 20sqm per flat).

PPS3 contains no specific guidance on flat conversions except for the general statement that "conversions of existing housing can provide an important source of new housing" (para 31). It advises LPAs to "take account of the need to deliver low cost market housing as part of the housing mix" (para 26). This is against the background of the overall objectives of delivering high quality, well-designed housing; a mix of housing, including tenure and price, to support a wide variety of households; sufficient quantity and improved choice; and locations close to jobs and facilities.

Policy AB4 and PPG15 require new development within the conservation area to preserve or enhance the character and appearance of the area.

Residential amenity

While there are no standards for room sizes for flat conversions in former offices, DC Standard No.4 does provide a useful guide. The overall floor area of the flat will be 45sqm which meets the minimum size requirement for a 1 bed flat.

The internal room arrangements are generally compatible with the flat above although the bedroom will be partly below the bathroom of that flat. While there may be some potential for noise disturbance, the bedroom is largely within a ground floor extension with no accommodation above. On balance, therefore, the objections of the Environmental Health Officer are not considered to be sufficient reason to refuse the application, particularly as Annex 7 of PPG24 states that the Government considers that the Building Regulations are the most appropriate means of control for sound insulation in conversions and that planning conditions should not be used to control sound insulation in such cases. It refers to Approved Document E - Resistance to the passage of sound which was updated in June 2004 and a sound test is now required to be carried out to justify the adequacy of sound insulation between new dwellings (including conversions). It is considered that the requirements of the Building Regulations are sufficient to insulate against noise disturbance in this case.

The rear garden is long and can be accessed from both the flat and a rear access. Adequate space exists within the garden for a bicycle storage shed and details of such a structure can be reserved by condition.

Visual amenity

The proposed change to the ground floor front window would improve the appearance of the site and bring it more in keeping with other properties in the terrace. While the adjacent property has a commercial shopfront, many of the remainder have bay windows at both ground and first floor and the proposal will enhance the street scene and the character and appearance of the conservation area.

Access and Parking

The site has no parking provision, as is currently the case. However, in view of its sustainable location within the town centre, it would be unreasonable to expect parking to be provided. There is no highway objection to this proposal.

Recommendation

APPROVE for reason that :-

2PPi (amended) "would help meet the need for additional housing and would preserve or enhance the character and appearance of the Conservation Area." AG1, AB4, AH5, AH9. Delete WSSP policies

Subject to

1. C1Ci
2. No development shall take place until detailed drawings of the proposed new front bay window, including details of the materials and finishes to be used, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
   Reason – To preserve the character and appearance of the Conservation Area and to comply with policy AB4 of the Adur District Local Plan
3. C14A3 19 May 2009 AH9
4. The flat hereby approved shall not be occupied until provision has been made for secure cycle storage in accordance with details to be submitted to and approved by the planning authority.
   Reason – To provide alternative travel options to the use of the car in accordance with PPG13.

Case Officer [redacted] Date 1/7/09