Expiry Date - 29/08/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0756/23 Recommendation – APPROVE**

**Site: Avila House 60 Gratwicke Road Worthing West Sussex**

**Proposal: Extension and conversion of vacant building to provide 20no. self-contained flats with small ancillary office and refuse stores, involving ground-floor rear extension to replace existing conservatory and infill extension to SE corner at first, second and third floors. Application to Vary Condition 1 (Approved Plans) of previously approved AWDM/0282/22. Amendments: Elevation changes to include window styles and sizes adjustments, extent of lift overrun and ventilation shafts amended, amendment to the site plan and internal changes.**

**Date of site visit:** 07.06.2023 and 25.08.2023

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The application relates to a 4-storey building formerly consisting of elderly persons' flats/bedsits dating from the 1970s. A tarmac car park in front of the building sits behind a landscaped strip with hedging enclosing the site frontage. A narrow driveway on the south side of the building leads to a further parking area at the rear, and an enclosed garden.

There is a Tree Preservation Order (No.33 of 1997) relating to 3no trees on the site frontage.

Our Lady of Sion School adjoins the site to the north and east.

Cambourne Court adjoins the site to the south.

Permission was granted under AWDM/0282/22 for extensions and conversion of the building to provide 20no. self-contained flats for specialist assisted living (Class C3(b) with a small ancillary office. The permission is currently being implemented.

**Proposal**

This S73 application seeks to vary Condition 1 of AWDM/0282/22 involving minor changes to internal layout and room configurations (no change to the number of units), minor changes to the dimensions of approved extensions

and alterations (including some changes which derive from corrections to errors shown on the original survey drawings).

The main changes include the retention of the existing boundary wall to the East (rear) boundary; a new dormer window to East elevation within northern stairwell; introduction of rooftop ventilation shaft and changes to the lift-overrun on the roof; insertion of full-height AOV vents to first and second-floor on front elevation; increase in depth of 350mm to single-storey rear extension; replacement windows and doors throughout; changes to design of porch refurbishment.

The revised scheme was being implemented at the time of the officer site visit and is now nearing completion.

**Relevant Planning History:**

AWDM/0282/22 Extension and conversion of vacant building to provide 20no. self-contained flats with small ancillary office and refuse stores, involving ground-floor rear extension to replace existing conservatory and infill extension to SE corner at first, second and third floors. Permitted 19.07.2022.

AWDM/1690/22 Application for Approval of Details Reserved by Conditions 4 (cycle parking), 5 (bin store details), 6 (Tree Protection), 7 (landscaping), 8 (boundary treatment), 9 (sustainability measures), 10 (site set-up), 11 (biodiversity) and 13 (drainage) of previously approved AWDM/0282/22. Approved 11.04.2023.

**Consultations:** None.

**Representations:** None received.

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM3, DM5, DM15, DM16, DM17, DM18
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

**Planning Assessment**

The principle of the development has already been approved under AWDM/0282/22. The proposed changes to the configuration of internal rooms and layouts of individual flats does not raise any amenity issues. The key considerations relate to the effects of the proposed minor internal and external changes on the visual and residential amenities of the locality.

***Visual Amenity***

The ventilation shaft above the stairs (1.3m x 2.3m) projects 2m above the roof and is a somewhat conspicuous addition, clad externally in slate to match

the refurbished mansard roof. However, seen in the context of the overall scale of the building and existing roof plant (sited towards the northern end of the roof) it is not so intrusive or harmful to the appearance of the building to warrant refusal.

The proposed replacement windows differ in design to the original windows, but along with the other external changes and refurbishment works have smartened up the appearance of the building. The original design of the building is somewhat unusual with the main front elevation lacking any clear sense of rhythm or balance to its fenestration, and the position of the bay windows and size of window openings not necessarily adhering to the traditional hierarchy. The introduction of the large AOV openings at first and second-floor does not look particularly out of place in this context.

***Residential Amenity***

The external changes are relatively minor in nature and do not raise any adverse impacts for neighbouring occupiers.

***Sustainability***

Changes to the roof plan including the insertion of roof vents has resulted in a change to the number and layout of the solar PVs on the roof (approved under AWDM/1690/22) comprising 6.25kWp total capacity.

***Other***

The development is not liable for CIL (social housing).

**Recommendation**

**APPROVE** subject to Conditions:-

Subject to Conditions:-

1. Approved Plans
2. Time limit (Already commenced)
3. The external materials and finishes of the development hereby permitted, including all new windows and works of making good, shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
   Reason: In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.
4. Prior to first occupation the secure, covered cycle store shall be implemented in accordance with the details approved under AWDM/1690/22.
   Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

5. Prior to first occupation the bin store approved under AWDM/1690/22 shall be implemented in accordance with the details approved under AWDM/1690/22.
   Reason: In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.
6. The existing trees/bushes/hedges shown on the approved plan as being retained shall be protected for the duration of construction works in accordance with the details agreed under AWDM/1690/22 and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.
   Reason: In the interests of visual amenity and the environment and to comply with policy DM5 of the Worthing Local Plan.
7. All planting, seeding or turfing comprised in the landscaping scheme approved under AWDM/1690/22 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the buildings.
   Reason: In the interests of visual amenity and the environment and to comply with policy DM5 of the Worthing Local Plan.
8. Prior to first occupation of the development the new boundary and screen walls/fences approved under AWDM/1690/22 shall be implemented and thereafter retained
   Reason: In the interests of amenity and to comply with policy DM5 of the Worthing Local Plan.
9. Prior to first occupation of the development the solar PV array shown on the approved drawing shall be implemented.
   Reason: To minimise vulnerability and provide resilience to the effects of climate change in accordance with policies DM16 and DM17 of the Worthing Local Plan.
10. The site set-up approved under AWDM/1690/22 including all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development shall be implemented throughout the period of construction works on the site.
    Reason: To avoid undue congestion of the site and consequent obstruction to access.
11. The proposed biodiversity enhancements agreed under AWD/1690/22 shall be implemented prior to first occupation the development hereby permitted.

Reason: In the interests of sustainable development and to enhance biodiversity in accordance with policy DM18 of the Worthing Local Plan.

12. The dwellings hereby permitted shall only be used as specialised supported housing as defined in The Social Housing Rents Regulations 2016 and shall not be used for any other purpose including any other purpose within Class C3(b) of the schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.
    Reason: Permission is granted having regard to the need for the provision of specialist housing in the Borough.
13. The means of foul sewerage and surface water disposal for the development shall be implemented in accordance with the details approved under AWDM/1690/22.
    Reason: To ensure adequate drainage and to comply with the National Planning Policy Framework and policy DM20 of the Worthing Local Plan.

**Informative**

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.

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

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| Case Officer: | Jo Morin | Date: 29.08.2023 |
| Authorised by: | Gary Peck | Date: 29 August 2023 |