Expiry Date – 4/9

Development Control – Delegated Officer Report

Application Number: AWDM/1009/18 Recommendation – Grant

Site: 129a South Street, Lancing

Proposal: Change of use of first floor from storage in association with the ground floor retail use (Use Class A1) to one-bedroom flat with storage above in roofspace (Use Class C3) with retention of retail use on ground floor.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/9

Site and Surroundings

This application relates to a mid terraced property on the east side of South Street north of Alma Street and not far from the junction with Brighton Road. The ground floor consists of one room and a WC with rear external access to a narrow passage way/yard. The upper floor consists of two store rooms with ladder access to a loft room. The property is unoccupied but is described as ground floor retail with ancillary store rooms above. The appearance of the building is not that of a retail property, more of a mid terrace house.

The ground floor room is sandwiched between a burger bar to the north and a fish and chip shop to the south. The upper floor of the property turns the corner into Alma Street above the chip shop also, with a south facing window also.

The site has no garden area and no off street parking. There is a small rear yard/alleyway which leads out to Alma Street.

The property is not in a conservation area and is not listed. It is within the Lancing Town centre boundary in a secondary parade.

Proposal

Planning permission is sought to self contain the first floor into a one bedroom flat with a separate bedroom and shower room and kitchen/living room. The layout has been revised to take account of housing comments. Ladder access to the loft has also been removed in the latest plan.

Relevant Planning History

L/586/72 – Change of use from residential to storage of electrical equipment. Granted 23.1.73

L/115/73 – change of use from storage to photographic developing and printing. Granted 17.4.73

L/46/74 – Conversion of store to shop. Granted 19.3.74

L/143/76 - Change of use of first floor to storage of furniture and bric a brac incidental to use of ground floor shop. Granted 24.5.76

L/241/77 – Renewal of L/143/76. Granted 30.8.77

L/269/78 – Renewal of L/241/77 permanently. Granted 11.9.78

Consultations

Highways: '

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.
The proposals are for change of use of first floor retail storage to a 1-bedroom flat with retention of retail use on the ground floor. The site is located at the junction of Alma Street (privately maintained) and South Street (A2025).

A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Standards, one car parking space may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is located where sustainable modes of transport can reasonably be utilised, reducing the reliance on the private car. Continuous street lit footway links lead to a range of local services and amenities within walking distance. Lancing Train Station is 0.4 mile distant and regular bus services run from the nearby road network. The LPA may wish to consider if there is capacity within the site to provide for secure and covered cycle storage to further promote sustainable transport in line with paragraph 103 of the National Planning Policy Framework.'

Waste Management: *I am unclear from these plans what the plan is for waste and recycling bins. Could you ask the developer to signal their intentions please?*

Southern Water: *The applicant has not stated details of means of disposal of foul drainage from the site.*

Southern Water requires a formal application for connection to the fould sewer to be made by the applicant or developer.

We request that should this application receive planning approval the following informative is added to any consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has been published and is available to read on our website via the following link: https://www.southernwater.co.uk/infrastructure-charges.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the site above property. Therefore should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before further works commence on site.

The applicant is advised to discuss the matter with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.'

Council's Drainage Engineer: '*Thank you for the opportunity to comment on this application, this site lies in flood zone 1 is unaffected by predicted surface water flooding and will make no impact on surface water drainage.*

Therefore I have no comments or conditions.'

Health: *'The amended plans resolve my concerns and I do not object to the proposal. There is the potential for noise disturbance from the new commercial unit on the ground floor and the existing adjacent takeaway which is beneath the bedroom of the flat affecting the occupiers of the new residential property.*

I would therefore suggest the following condition;

The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential unit is occupied a test shall be undertaken to demonstrate compliance with this level.'

Lancing Parish Council: No objection, subject to any relevant fire regulations being adhered to.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018

Adur Local Plan 2017 Policies 1, 2, 9, 15, 20 and 21 including 'Development Management Standard No. 1 'Space Around Dwellings'.
Lancing Vision
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The principle of development can be supported as it creates a separate and self contained unit of residential accommodation within the built up area boundary. For consideration is the impact of the proposals on the remaining retail space, future living conditions, highways impacts, refuse arrangements, neighbour amenity and character.

Retail

This is a secondary shopping parade. The ground floor retail space consists of one room. This room is access from a shared hallway and not directly from the street. There is also a WC installed under the staircase and access out to the rear alleyway/yard. This space is unaffected by this proposal to convert the upper floor into a separate and self contained flat.

Living conditions

The proposed flat is self contained. It has a separate bedroom, bathroom and combined living/kitchen room. It has both a westerly and southerly aspects. The flat has a floor area of approximately 32 sqm. This is below the national standard for a one bed flat of 37 sqm but as this is a conversion and not new build it can be tolerated. The flat will have a large area of storage space in the attic.

It does not have outdoor amenity space but it is within walking distance of the beach front. It is not large enough to accommodate a family.

It will provide acceptable accommodation for a future occupier subject to adequate acoustic treatment of the floor between the retail space and the new flat.

Highways

This is a highly sustainable location, close to bus routes and Lancing main line station. Parking restrictions in the area deter dangerous on street parking. There is no highway objection.

Refuse

The applicant has confirmed access through the ground floor hall to the back yard will be available to the occupier of the flat and also that he is happy to accept a condition requiring details of refuse/recycling facilities at the rear being submitted.

Neighbour amenity/Character

No external changes are proposed and so the character of the area will be unaffected.

It is unclear what the adjoining first floor uses are but a residential use as proposed would not be incompatible with residential or ancillary A3 storage. There are no planning objections on neighbour amenity grounds.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential unit is first occupied a test shall be undertaken and the results submitted to the Local Planning Authority in writing for approval, to demonstrate compliance with this level. Such details as approved shall be retained thereafter.
4. Details of refuse/recycling arrangements

Informative

1. 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.

2. Replacement windows will require planning permission.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 28.9.18
Authorised and signed by:	Peter Barnett	Date: 28 September 2018