Development Management - Delegated Officer Report

Application Number: AWDM/0625/17 Recommendation – Approve

Site: 12 North Road, Lancing

Proposal: Change of use of shop and offices to shop on ground floor, 1 x 1 bed flat on ground and first floors and 1 x 2 bed flat on first and second floors with balcony at rear second floor.

Date of site visit: 11 May 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey building on the east side of North Road, just north of the railway crossing. There is a shop on the ground floor (dry cleaners) with offices on the upper floors. It is proposed to reduce the shop area and to convert the rear of the ground and first floors to a 1 bed flat. Part of the shopfront is to be blocked up and rendered with a new entrance to a 2 bed flat on the first and second floors to be provided at the side of the building, with a new staircase provided at the front of the former shop. The entrance to the ground floor flat is to be provided at the rear. A small balcony is to be provided at second floor at the rear.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway Authority** has no objection. Advises that there is a nil parking provision associated with this development, the proposal for 1 x 1 bed flat and 2 studio flats would create the requirement for 3-4 parking spaces [*NB the plans have been amended since these comments were received to 1 x 1 bed and 1 x 2 bed flat*].

This demand will be required to be taken up in the form of on-street parking within the local highway. Within this location the highway is subject to parking restrictions between 8-5 Mon-Fri and in the form of double yellow lines. This prevents vehicles parking in unsafe locations on the public highway.
The existing B1 use of this location is considered to be a more intensive use than that of a C3 residential use and currently functions with no existing highways safety concerns.

From observation of the local area, the LHA acknowledge that the site is situated within a highly sustainable area, with Lancing railway station a short distance and regular bus services along North Road, the reliance on the use of a car is minimised. Local amenities and shops are located along the length of the road and are linked via lit pedestrian footways.

Refuse storage has been allocated for all units, both in the ground floor porch area and in the rear patio area, the suitability of which should be discussed with the relevant waste disposal authorities. The LHA advise that refuse should not be placed in a position so as to cause obstruction to the pedestrian or vehicular highway.

Adur & Worthing Councils: The **Environmental Health** Officer (**Private Sector Housing**) has no objection.

The **Waste and Refuse** Officer has no objection. If there is a collection point already established nearby adjacent to no.10 then adding some additional bins does sound reasonable. Looks like there is enough room on site for the extra bins.

Representations

None received

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH2, AP7, AS1, AE5, AE6
Submission Adur Local Plan (2016): 9, 15, 21, 28
Lancing Village Vision (2012)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The ground floor of the application premises is subject to saved Local Plan policy AS1 which allows development for shopping (Class A1) and food and drink purposes (Class A3) subject to there being (amongst other things) no loss of residential accommodation at upper floor, no loss of amenity to nearby residents and providing on-site car parking arrangements are satisfactory. It states that development which involves the loss of existing shopping provision (Use Classes A1 and A3) will not be permitted if the proposal is likely to detract from the character and vitality of the area. Policy 9 of the Submission Adur Local Plan (2016) also supports A1 and A3 uses in this area.

While there would be a slight reduction in the floor area of the shop, the proposal would not result in the loss of an A1 use and consequently there is no conflict with the adopted Local Plan policy. The application will provide a self contained shop (which it is not at the present time) which the applicant considers is of a more economical size and which it is hoped will be more viable for independent traders.

The provision of two flats will add to the District's housing stock and is considered to be an acceptable use of the upper floors in this village centre.

Visual amenity

The proposal will not result in minor changes to the external appearance of the building. At the front, the existing shopfront will be altered to enable the northern end to be blocked up with a new entrance door to the upper floor flat provided on the north side. This will be visible from the street as the application building projects forward of No.14 to the north but it is not considered to cause visual harm. Precise details of the door can be reserved by condition. The shopfront alterations are considered to be acceptable.

At the rear a new balcony is to be formed over part of a flat roofed extension. This will not be widely visible and is acceptable on visual terms.

Residential amenity – proposed occupiers

The floor area for the proposed flats is approximately 49sqm for Flat 1 and 99sqm for Flat 2. In terms of compliance with the Nationally Described Space Standards, Flat 1 falls a little short for a 1 bed 2 person flat on 2 storeys (the minimum standard is 58sqm). However, the standard for a 2 person flat on one storey is 50sqm. It is noted that there are no objections from the Council's Private Sector Housing Officer and, on balance, it is considered that the shortfall is acceptable in this case. Flat 2 comfortably exceeds the national standard of 79sqm.

Both flats will have a small external amenity area, in the form of a patio for the ground floor flat and a balcony for the upper flat, which is acceptable.

Residential amenity – existing occupiers

The site backs onto 4 North Road, a residential bungalow, the garden of which adjoins the site boundary. The site has a 2 storey flat roofed extension at the rear which contains a first floor window which currently serves a staff room. The first floor rear room will become a bedroom and the window will be enlarged in width so some additional overlooking could occur in the evenings and at weekends. However the garden of 4 North Road is already overlooked by a number of windows from properties fronting North Road while views from the application site towards the rear windows of 4 North Road will be oblique only. Consequently, any additional overlooking is not likely to be severe.

The new balcony is to be constructed for the upper floor flat on the flat roof of the rear extension. However, it will have side privacy screens and will be set some distance back from the edge of the flat roof which will prevent any views down to the garden of 4 North Road.

Parking and Access

No parking is able to be provided on site but the location is sustainable, close to the railway station and bus routes, and on street parking is available. The proposal is not expected to any more intensive than the current office use.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be agreed, including doors
4. Bin storage to be provided in accordance with approved plans
5. Balcony screen to be installed prior to use

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

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.

Case Officer: Peter Barnett Date: 12 July 2017

Authorised by: Gary Peck Date: 12 July 2017