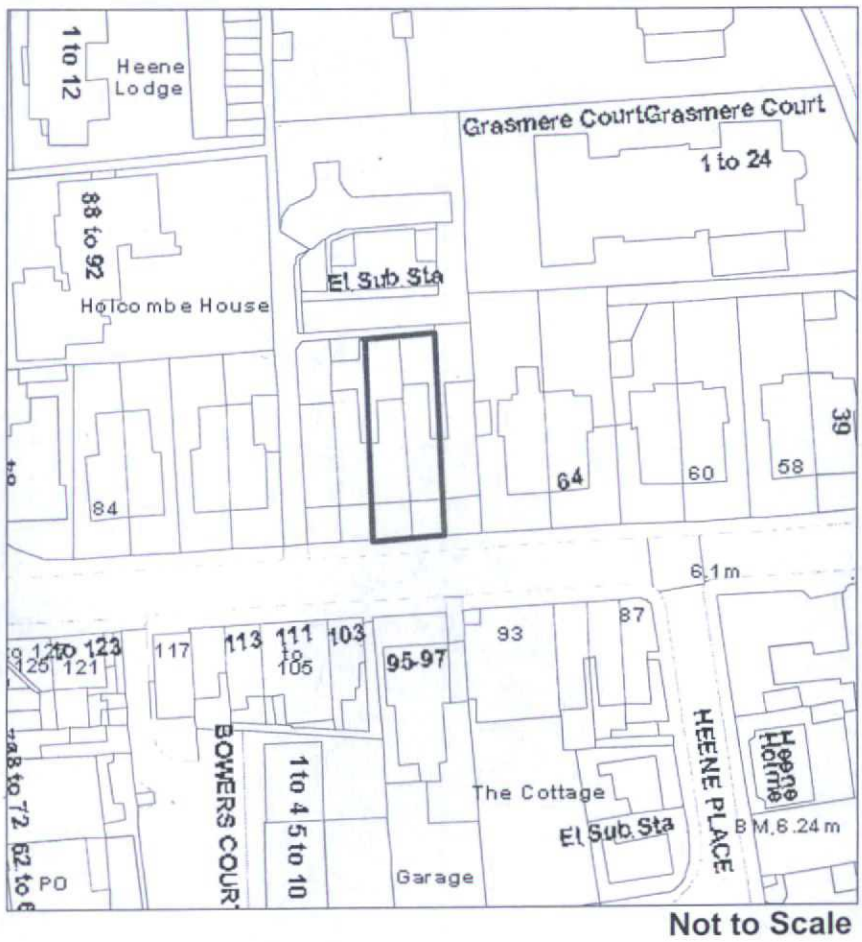
Clive Voller Associates
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Location : Nos. 70 and 72 Rowlands Road

Proposal: Second floor rear extension to Nos. 70 and 72 and ground floor rear extension to No.72 and conversion of both properties into 16 self contained units, 2 x one bedroom flats and 14 studio flats.



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1. THE PROPOSAL AND THE SITE

This application relates to two mid terraced three storey buildings on the north side of Rowlands Road, close to the junction with Heene Road. These properties are currently occupied as 13 non self contained rooms and 3 self contained studio flats. Permission is sought to add a second floor extension to the existing rear addition and a single storey extension to No. 72 and to convert the two buildings into 16 self contained units (2 one bedroom flats and 14 studio flats).

The site is within the Town Centre and within a controlled parking zone. There is a public footpath to the west of No. 76 Rowlands from which the rear of the buildings can be seen.

The application has been revised since first submitted and no longer involves a three storey rear extension.

2. APPLICANT'S DESIGN AND ACCESS STATEMENT

"Use

The existing properties are two separate houses of multiple occupation each having 8 bedsits with communal toilet facilities. There is a single storey extension to the rear of No. 70.

Amount

The proposal is to remove the single storey extension and form a three storey rear extension to both properties under a shallow pitch slate roof. The internal space to both properties will be reorganised to form 8, one bedroom units and 8 self contained studio flats.

Layout

The internal space will be reorganised enabling all the units to become self contained without compromising their size. The ground floor units will have a secure rear garden; the remainder will be used for amenity space containing covered cycle parking. Access to this area will be via a rear passageway. Space will be provided for recycling and refuse storage in the front garden.

Access

The proposal is not designed to accommodate families and so large areas of amenity space would not be required. The proposal will have use of communal amenity space. The property is located within Worthing Town Centre that has a broad range of community facilities. The location of the site close to established community, retail and open space facilities and close to public transport nodes is positive characteristics which are maximised through provision of direct, safe, convenient and interesting pedestrian routes. Many of the tenants require low cost accommodation and as such will not own a car and so proximity to local facilities is essential.

Landscape

It is not anticipated to change the existing landscape.

Appearance

The proposal is designed to be sympathetic to the existing building. The new external walls will be rendered to match the existing.

Summary

In conclusion the proposal is ideally suited to accommodate persons who are living in the town or young people starting out. Although accommodation is basic it serves an increasing need within Worthing to provide accommodation to suit all needs. The rear extension does not have any impact on adjacent properties."

3. CONSULTATIONS

The **Assistant Director (Health and Housing)** raises no objection.

The **Highway Authority** raises no objection subject to the provision of generous cycle storage and materials and contractors vehicles being stored clear of the public highway throughout construction.

The **Assistant Director (Property & Facilities Management)** raises no objection subject to the imposition of a surface water drainage condition.

The **Sussex Police Crime Prevention Officer** comments that this is a medium risk crime area. No objection is raised subject to enhanced security within the site including gates and security lighting to the rear and the moving of the recycling facilities away from the fabric of the house (to avoid arson attacks).

The **Assistant Director (Strategy and Improvement)** raises no objections.

4. REPRESENTATIONS

Three letters of objection were received to the original proposal which included the three storey extension on the grounds that,

i) The extension would reduce the light and outlook from an adjoining north facing studio flat. It would also be overbearing.
ii) Overdevelopment, loss of garden space.
iii) Where will the increased numbers of occupiers park?
iv) The building works would be disruptive to neighbours.
v) The extension would devalue adjoining properties.
vi) Additional units and the noise from open windows could add to the nuisance already experienced from this site by occupiers of Grasmere Court.

Any comments received in relation to the amended plans will be reported at the meeting.

5. PLANNING ASSESSMENT

The main considerations in this case are the effects of a two storey extension on the appearance and character of the area and on the living conditions of

adjoining occupiers. The principle of the loss of the non self-contained flats must also be considered and the resulting impact on the highway network. The application should be considered against Local Plan Policies RES12, BE1, TR9, H10, H16, and H18.

Principle of Conversion

The principle of converting non self contained units to self contained accommodation is acceptable. In this respect the proposal would improve the quality of accommodation and provide additional dwellings in a highly sustainable location. All units are accessed from Rowlands Road and it is not considered that any intensification of use resulting from increased pedestrian activity would be harmful to nearby residents.

Character and Appearance of Area

Adjoining properties have added unattractive flat roofed second floor extensions. In contrast, the proposed extension, which involves a pitched roof extension to create a second floor is much more sympathetic to the character of the original building. The ground floor rear extension is 2.7 metres deep with a mono pitched roof and matches an existing extension at No. 70.

Impact on Adjoining Residents.

Both adjoining properties, Nos. 68 and 74, have ground, first and second floor studio units which face the flank walls of the rear wings of the two properties to be extended. It is not considered that the revised proposal, to raise the height of the rear addition by one storey would be so harmful as to warrant refusal. The ground floor addition would also not be harmful to the living conditions of adjoining flats.

Impact on the Highway Authority

As this is a town centre site, the absence of off street car parking is not critical. It is unlikely that on street parking demand will significantly increase with this development particularly as on street parking is difficult in the area and the number of overall units is unchanged. The Highway Authority has not objected to this application but does require secure and covered cycle parking to be provided. This is possible in the rear garden accessed from the existing rear shared passageway. The Highway Authority has not required a transport infrastructure contribution, although given the increase in self-contained units of accommodation your Officers have questioned this advice and the further comments of the Highway Authority are awaited.

6. RECOMMENDATION

Planning permission be granted subject to the further views of the Highway Authority and the following conditions:-

1 C1AREV Revised Standard Full Condition 3 YEARS
2 C9E Materials to match existing building.

3 Before any of the dwellings hereby permitted are occupied dustbin enclosures (including space for recyclable materials) shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

4 Secure and covered cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the flats hereby approved being occupied.

7. BACKGROUND PAPERS

Observations of the Highway Authority.
Observations of the Assistant Director (Health and Housing)
Observations of the Estates Manager
Observations of the Sussex Police Crime Prevention Design Adviser
Observations of the Assistant Director (Strategy and Improvements)

23rd October 2007