20/3/09.
Expiry

Development Control – Delegated Officer Report

Application Number: ADC/0022/09 **Recommendation – Permit Application**

Site: **2 High Street Shoreham-by-Sea West Sussex BN43 5DA**

Proposal: **First-floor rear extension to create a three-bedroom flat (amendment to ADC/0322/08) (No.2a)**

The Application

The site is located within the High Street in Shoreham town centre and the conservation area. The application site is a ground floor retail use with a first and second floor which is currently vacant space. Access to the first and second floors was originally through the shop having previously been residential and has since been used as ancillary storage. The Ferry Inn public house is attached to the east of the site and a retail unit is attached to the west.

Permission has previously been granted to convert the first and second floors of the premises to residential a kitchen, bathroom and living room at first floor and two bedrooms at second floor. (ADC/0322/08) Access to the flat is from street level through a wooden door within the existing shop front. A rear extension was also previously approved to extend the existing lean to extension which currently accommodates a toilet to increase its width by 2 metres to allow for a bathroom.

The current application seeks permission to demolish the existing lean to extension and build a flat roof extension with a maximum width of 3.3 metres and 4 metres deep. This space will accommodate a small bathroom and additional bedroom, therefore making this a three bedroom flat.

As with the previous proposal there will be no internal access between the shop and the flat above and the flat will have no access to the external space to the rear of the shop.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, LOC1, ERA1, CH1, CH4, DEV4-5.
Adur District Local Plan 1993-2006 (ADC 1996) AB3-4, AH5, AG1 and Appendix II 'Supplementary Planning Guidance' Development Control Standard No. 4 'Flat Conversions.
PPS1 'Delivering Sustainable Development' (ODPM 2005)

PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

The property is located within the Conservation Area where the Council has a statutory duty to pay attention to the need to preserve or enhance Conservation Area. Local Plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect on the character of the Conservation Area, and that the design and construction materials be of a high standard.

Structure Plan policies give weight to the re-use of existing buildings at higher residential density provided the character of the area is protected (LOC1, ERA1, CH1). Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met; it achieves safe and convenient access by a choice of means of travel; it encourages and enables an increase in walking and cycling; and the number and impact of motorised journeys is minimised. DEV5 states 'Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative.'

A key objective of PPS3 is that development continues to make effective use of land by re-using land and buildings that have been previously developed or vacant. Policy AH2 states that new residential development be permitted by way of redevelopment or infilling provided the site is not allocated for any other purpose.

Residential Amenity

Despite the size of the rear extension being enlarged from the previous approval it is not considered that there will be any adverse impact on the residential amenities of the occupiers of the adjacent properties. The plans as originally submitted with this application showed a third bedroom and very small bathroom provided within the extension. Amended plans have been received which show the internal wall moved slightly to increase the size of the bathroom to a more appropriate size.

Comments were made in the previous application in relation to the issue of sound insulation, 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 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.

The internal size of the flat exceeds that required for a 2 bedroom flat under the Council's Development Control Standards however it is under the requirement of 70 square metres for a 3 bedroom flat at 60 square metres only. It is however considered, on balance that the accommodation provided is acceptable and two of the three bedrooms meet the requirements for a double bedroom with the third bedroom providing an acceptable single bedroom or study.

There is no outside space provided in relation to the flat. The rear outside space is ancillary to the ground floor retail use with access from ground floor level only. The only access to the flat is at street level via the entrance door. There is no external amenity space and no space for cycle or bin storage. It is accepted however that bin storage can be provided inside the flat for example in the under stair cupboard adjacent to the kitchen, a condition will be attached to ensure this provision is made. Given the central and sustainable location of the site it is considered that this is acceptable.

There is also a similar approval for a first and second floor conversion at 27 High Street which was granted in August 2007 under application reference ADC/0322/07 where the same view was taken that the lack of external refuse and cycle storage was not considered to warrant refusal of the development.

Visual Amenity

The rear extension is considered to be in keeping in scale and design with the existing building. It will not be visible within the street scene or conservation area. The entrance at street level is visible from the High Street however it is a minor alteration which has no adverse impact. The design and materials used are in keeping with the existing shop front. At first and second floor replacement uPVC windows are proposed, although wooden windows would be preferable in the conservation area the proposed windows would match the existing windows adjacent to the site. Details of the windows and entrance doors shall be submitted for approval prior to commencement of works

Flood Risk

The Environment Agency are satisfied with the Flood Risk Assessment submitted with the previous application.

Recommendation

APPROVE for reason that :- 2PPi

1. C1Ci
2. C12Ai amended – The first and second floor windows and entrance door hereby permitted shall be constructed in accordance with the details already approved under ADC/0322/08.
   AH2, DEV1

3. C18J – amended – The accommodation shall not be occupied until an internal refuse storage area has been provided in accordance with detailed drawings to be submitted to and approved in writing by the LPA. This area shall remain as a refuse store only and no refuse shall be stored to the front of the property or on the highway at any time other than the day of collection. AH2, DEV1
4. C14Ai – 17 February 2009.

Case Officer.....Date.....24/2/09

PB 24/2/09